

FOR SALE

60, Crooke Road, Crooke, WN6 8LR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



60 , Crooke Road, Crooke, WN6 8LR

Superb, freshly rendered cottage with pleasant rear aspect & highly prized setting.

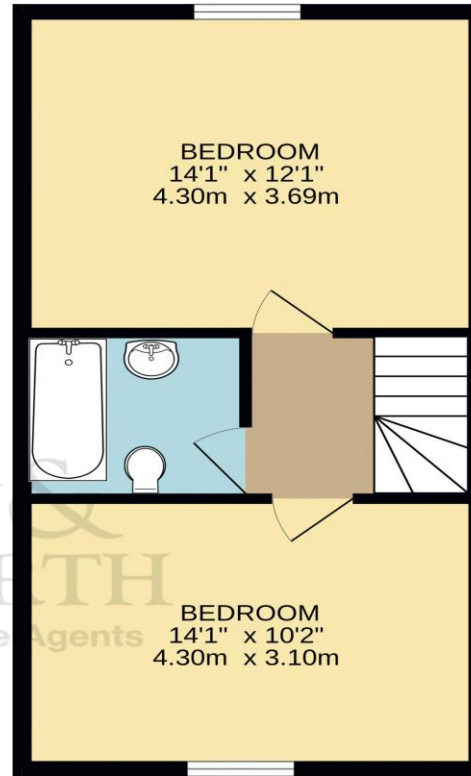
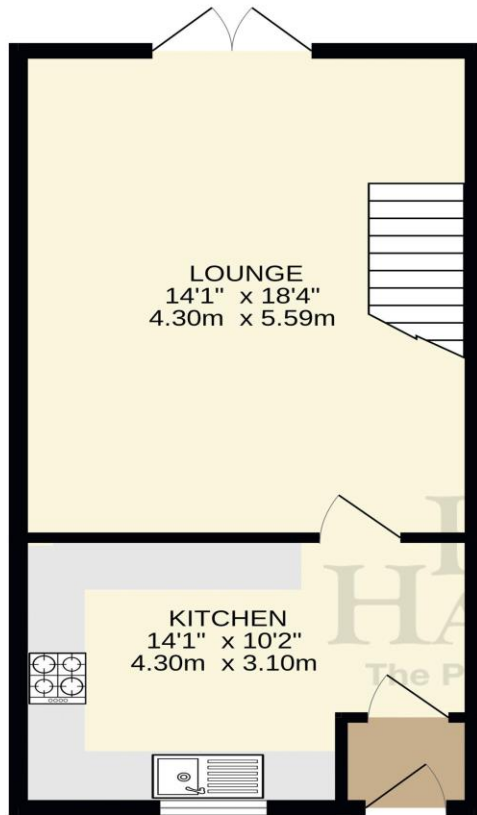


- Superb cottage-style terrace
- Freshly rendered to front & rear
- Lovely aspect to the rear
- Highly coveted village setting
- 2 bedrooms / 1 reception room
- Ideal starter home
- South facing garden
- 804 SQFT

Enviably tucked away in the beautiful village of Crooke, which boasts a picturesque canal-side setting & pretty village green, a scenic marina and a CAMRA award winning pub as well as its own children's nursery and Methodist Church - this striking, terrace-style cottage boasts a freshly rendered facade to the front & rear & would be ideal for a first time buyers seeking a home they can just move straight into. Number 60 Crooke Road offers a generous 804 square feet of beautiful living space & enjoys pleasant open aspect to the rear with views toward the canal. Internally the home is a credit to the current owners & comprises; a main entrance hallway & modern fitted kitchen with a sizeable main lounge to the rear with pretty stove fireplace & French Doors that open out onto the stunning garden. Upstairs, there are two generous double bedrooms, both of which benefit from pretty, built-in furniture, plus there is a modern principal bathroom. Externally the property has a stylish, fully landscaped garden which is completely low maintenance & finished with a decked plus flagged patio & synthetic lawn. The views to the rear are lovely & the home also benefits from a sunny, south facing aspect too. Viewings are absolutely essential to appreciate the quality of home on offer.







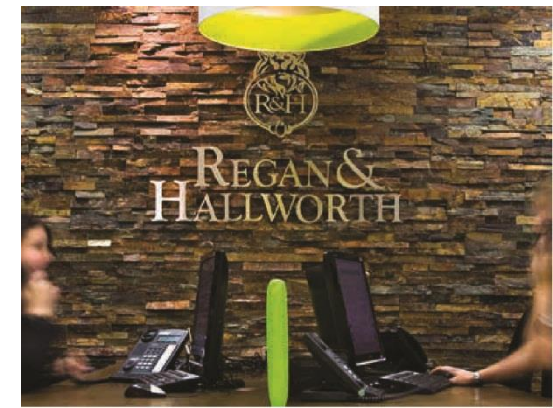
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TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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