



50a Wigan Lower Road

Standish Lower Ground, Wigan, WN6 8LJ

Offers In The Region Of £995,000



Sapphire Homes are delighted to offer For Sale this stunning 3 bedroom period barn conversion that has been expertly modernised by the current owners whilst retaining many original features and is positioned in a much sought after location and offers close proximity to local schools, amenities and transport links as well as being a brief walk from Crooke Village with access to country side walks and the Leeds Liverpool canal. The property also offers excellent square footage and well appointed living throughout and in brief comprises of a stunning kitchen / dining with integrated appliances and granite worksurfaces to compliment, a large family room with open plan staircase, feature windows and duel fuel burner and there is also a W.C., utility room and study area. There is also access to a large games room / family room with a fully fitted bar area and French doors which open out to the rear garden. To the first floor the landing provides access to two double bedrooms with fitted robes and a family bathroom with a four piece suite with corner bath and separate shower area. There is a further staircase with access to a master bedroom with built in robes and access to an ensuite with three piece shower suite. Externally the property sits on a generous plot which boasts a sunny aspect and is perfect for entertaining family and friends with a large patio area, established lawn, well stocked hedges and perimeter fencing. There is also ample off road parking to the front elevation. Additional to this wonderful family home are two commercial buildings which have been long used as an established mechanic / workshop "Owd Barn Service Station" and also has a large plot of land to the rear with approved planning permission to build a detached family home and two semi detached properties. Planning Application Number: A/22/94648/OUT. Early viewings are highly recommended to appreciate in full and the property / site is offered with No Upward Chain.



GROUND FLOOR

Kitchen / Dining

Living Area

Office / Study

W.C.

Utility Room

Games Room / Reception 2

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Family Bathroom

SECOND FLOOR

Master Bedroom

Ensuite

EXTERNAL

Rear Garden

Commercial Unit 1

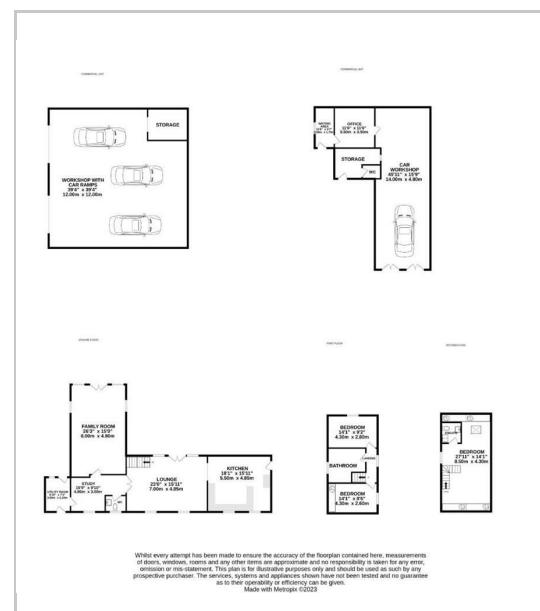
Commercial Unit 2

Rear Land / Plots

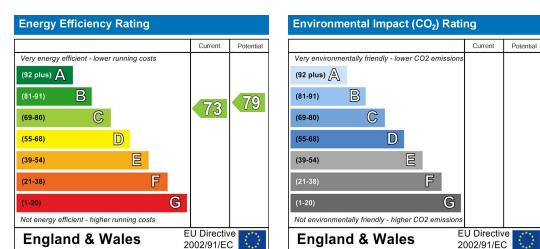
Area Map



Floor Plans



Energy Efficiency Graph



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