

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Crooke Road, Standish Lower

Situated in a popular and well established location is this two bedroom mid terrace property with an enclosed area to the rear offering excellent first time accommodation over two floors

(IDEAL FIRST TIME ACCOMODATION)

Asking Price £129,950

73 Crooke Road

Standish Lower, WN6 8LR



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE

10'1 (max) x 13'0 (max) (3.05m'0.30m (max) x 3.96m'0.00m (max))
TV point. Radiator.

DINING KITCHEN

10'2 (max) x 12'9 (max) (3.05m'0.61m (max) x 3.66m'2.74m (max))
Fitted with wall and base cupboards.
Sink unit . Plumbing for washing machine. Door to outside.

FIRST FLOOR:

LANDING

Storage cupboard

BEDROOM

13'0 (max) x 10'2 (max) (3.96m'0.00m (max) x 3.05m'0.61m (max))
Radiator.

BEDROOM

6'9 (max) x 8'2 (max) (1.83m'2.74m (max) x 2.44m'0.61m (max))
Radiator.

BATHROOM

5'0 (max) x 5'5 (max) (1.52m'0.00m (max) x 1.52m'1.52m (max))
Panelled bath with shower over bath.
Pedestal wash hand basin. Low level WC. Partially tiled walls.

OUTSIDE:

The property is pavement fronted with an enclosed garden to the rear.

TENURE

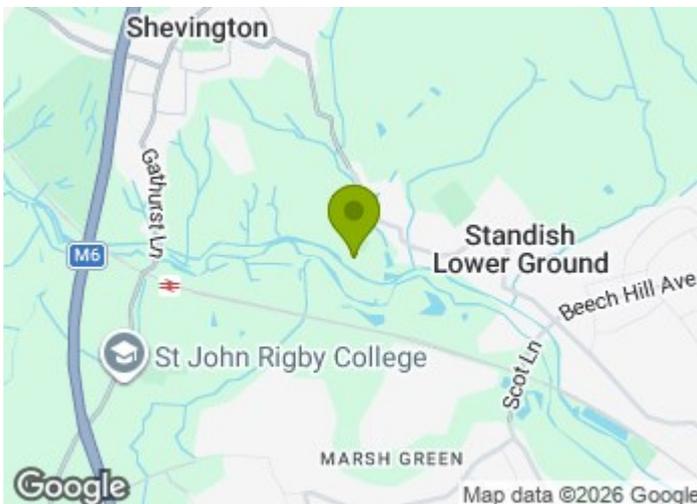
Leasehold.

VIEWING

By appointment with the agents overleaf.

COUNCIL TAX

Wigan Borough Council Band A



Directions

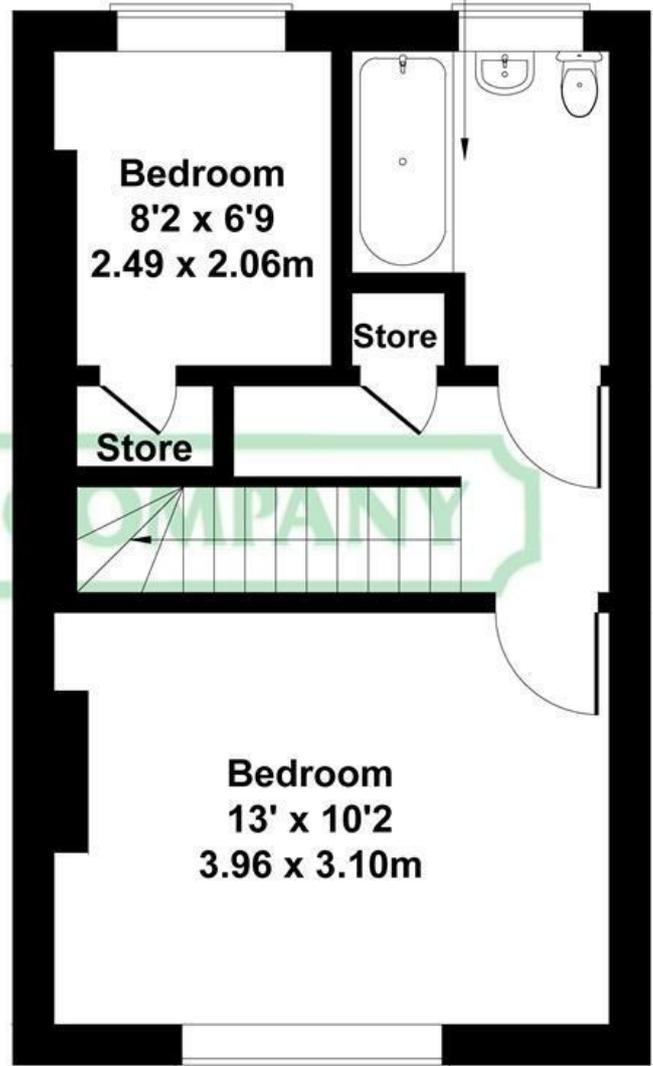
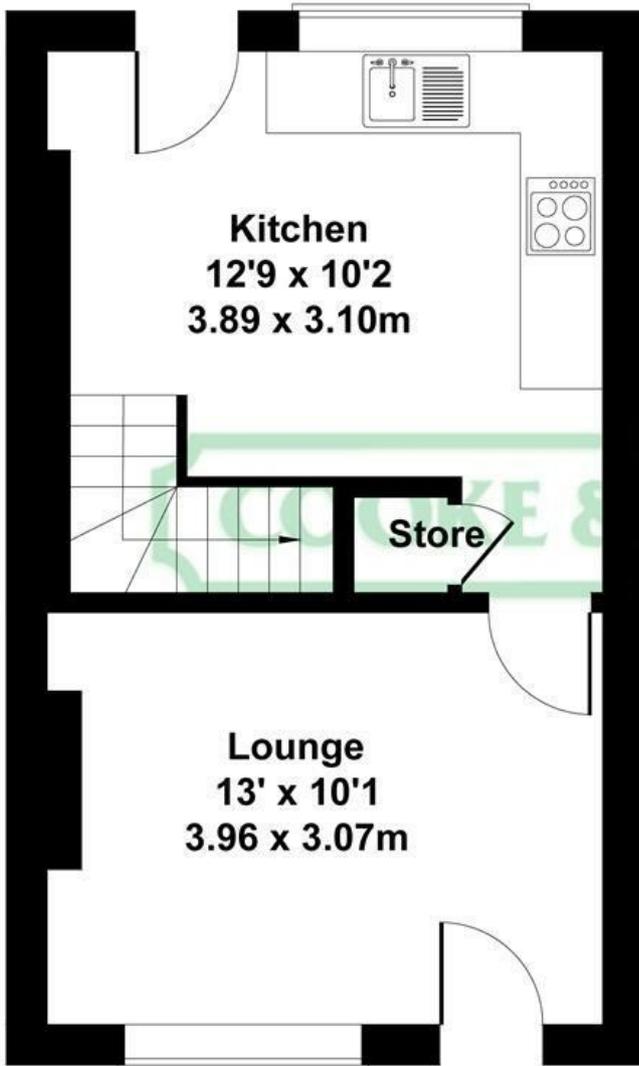
Sat Nav Ref: WN6 8LR



Floor Plan

Approximate Gross Internal Area
643 sq ft - 58 sq m

Bathroom
5'8 x 5'5
1.73 x 1.65m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | | |
| (69-80) C | | 72 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |