

ABB<sup>EY</sup> PRESTIGE HOMES  
LIMITED

# Crawford Road

Quiet Countryside Village Location



A historic public house exceptionally converted to a high standard

\*Artist Impression

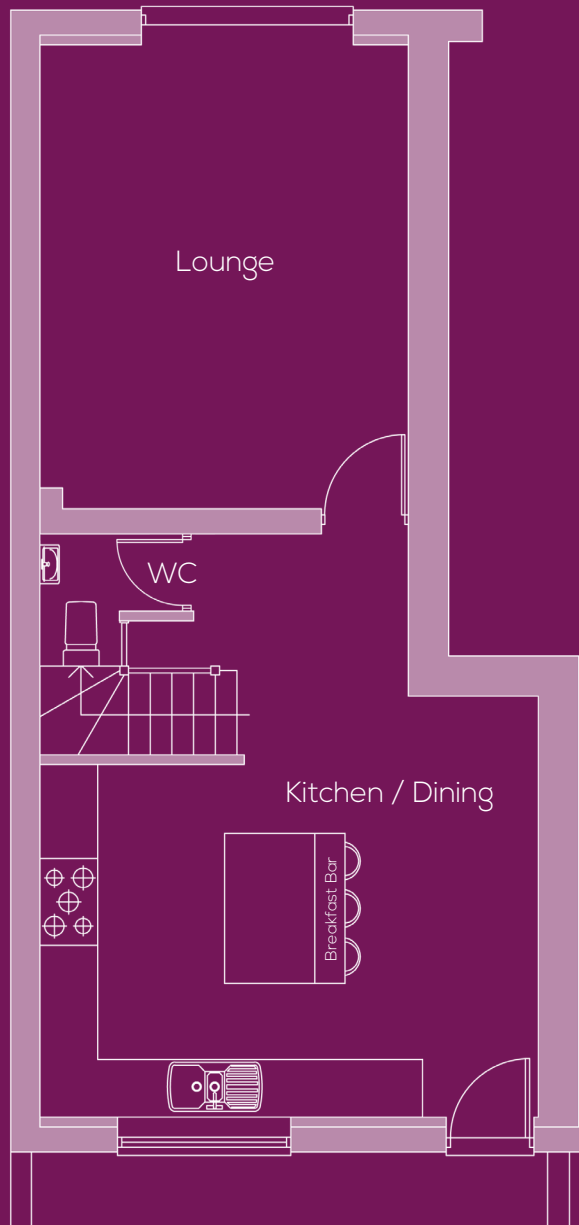


Crawford Road  
Crawford Village, WN8 9QS.

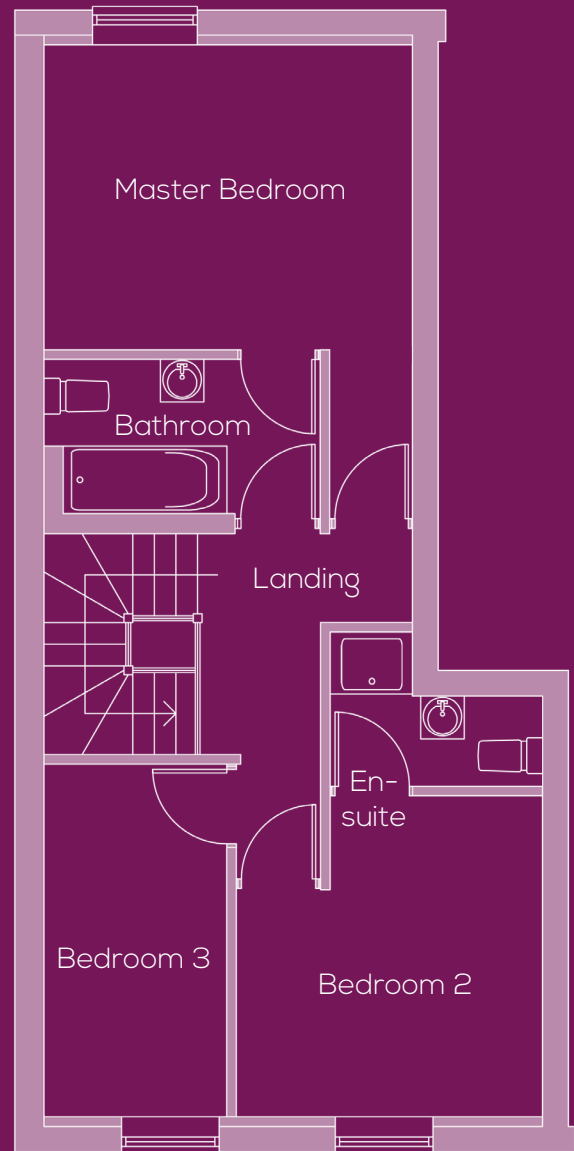
Two spacious three bedroom properties situated in the small, well positioned village of Crawford. A great family home with parking to the rear, spacious living quarters, an abundance of countryside walks on your doorstep and fantastic road links. Finished to a high standard, you'll find a beautiful kitchen / dining room to the front and a lounge with French doors at the rear, opening out onto a fenced garden. This converted public house is really hard to beat!

# Floor Plans

Ground Floor



First Floor



Photographs shown are from properties located within Crawford Village developed by Abbey Prestige Homes Limited



## Dimensions

Lounge	3810 x 4850	(12'6 x 15'11)
Kitchen / Dining	5114 x 5990	(16'9 x 19'8) o/all
WC	1360 x 1320	(4'6 x 4'4)

Bedroom 1	3830 x 3280	(12'7 x 10'9)
(Plus Corridor)	1530 x 930	(5'0 x 3'1)
Bedroom 2	3230 x 3200	(10'7 x 10'6)
En-suite	1850 x 2270	(6'1 x 7'5) o/all
Bedroom 3	3450 x 1850	(11'4 x 6'1)
Bathroom	1720 x 2820	(5'8 x 9'3)

For more information please contact: **Borron Shaw Estate Agents**  
2 Sefton Road, Orrell, Wigan, WN5 8UP

Telephone: 01695 632 123 or Email: [orrell@borronshaw.co.uk](mailto:orrell@borronshaw.co.uk)

Please also visit: [www.abbeyprestigehomes.co.uk](http://www.abbeyprestigehomes.co.uk) or email: [info@abbeyprestigehomes.co.uk](mailto:info@abbeyprestigehomes.co.uk)

Dimensions shown above are structural dimensions. There may be small variations in the actual finished room sizes.