

FREE ACCCOMPANIED VIEWINGS • FREE INTERNET ADVERTISING • FREE SALE/LET BOARD • FREE MARKET APPRAISAL



19 Lakeside Cottages Standish, Wigan, WN1 2UU

Located on the outskirts of the ever-popular village of Standish sits this impressive waterside cottage. This beautiful property is most certainly a credit to its current owner and is offered with NO ONWARD CHAIN making it an ideal first-time buyers property or a great investment opportunity. If you are looking for a character home with the peace and serenity which accompanies waterside living, then this quaint two bedroom cottage will undoubtedly appeal. Idyllically situated overlooking delightful views over water known locally as 'The Lagoon'. This mature tree lined setting is surrounded by rural greenbelt that leads to the nearby Leeds Liverpool canal and the prestigious Arley Lane Golf Club, plus various scenic walks & trails & Haigh Hall Plantations. Briefly comprises of a spacious lounge, country style fitted kitchen, two good size bedrooms both enjoying lovely views over the lake and a good-sized four piece bathroom. Externally, there is a small enclosed courtyard to the rear with allocated parking. Elevated garden area accessed via stairs from the courtyard. The garden is laid to lawn with a paved patio, ideal spot to enjoy a relaxing glass of wine in those warm summer evenings. Internal inspection is highly recommended to fully appreciate the properties character, charm and outstanding location.

Offers Over £189,500

19 Lakeside Cottages

Standish, Wigan, WN1 2UU



- STUNNING TWO BEDROOM COTTAGE
- TWO GOOD SIZE BEDROOMS
- FOUR PIECE BATHROOM WITH ROLL TOP BATH
- PRIVATE TIERED GARDEN TO REAR
- TRANQUIL SETTING WITH LAKESIDE VIEWS
- OFFERED WITH NO ONWARD CHAIN
- COUNTRY COTTAGE STYLE DINING KITCHEN
- IMMACULATEDLY PRESENTED THROUGHOUT
- ALLOCATED PARKING FOR ONE CAR

LOUNGE

15'7" x 12'3" (4.76 x 3.74)

DINING KITCHEN

14'8" x 10'4" (4.48 x 3.15)

STAIRS LANDING

BEDROOM ONE

12'3" x 8'3" (3.74 x 2.52)

CONVERTED STORAGE LOFT

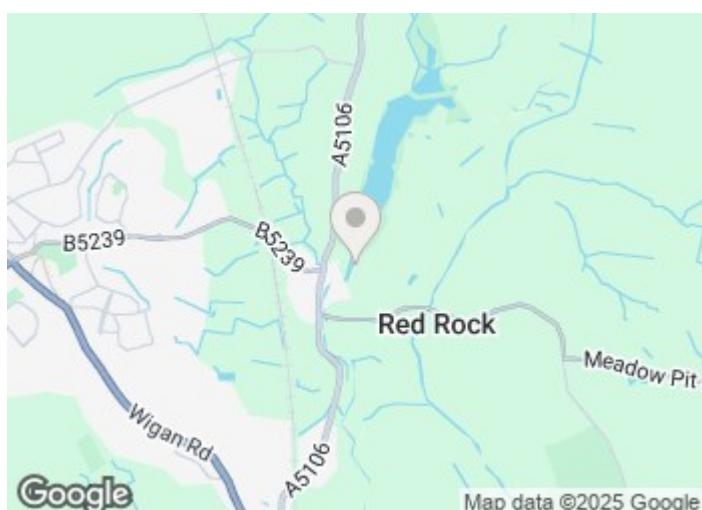
BEDROOM TWO

12'3" x 7'0" (3.74 x 2.14)

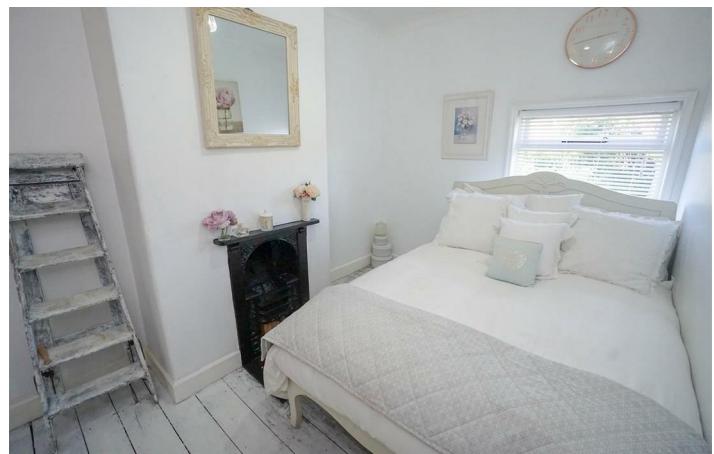
BATHROOM

10'4" x 6'7" (3.15 x 2.03)

EXTERIOR



Directions



Floor Plan



Total area: approx. 66.7 sq. metres (718.4 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	