



## 18 Lakeside Cottages

Standish, Wigan, WN1 2UU

Price £189,995



Sapphire Homes are delighted to offer For Sale this charming two bedroom Grade II Listed Cottage nestled into a charming and tranquil setting overlooking beautiful lakeside views and within a short stroll to local countryside and picturesque walks for those who love the outdoors whilst maintaining handy access to the centre of Standish Village being a short drive away as well as transport and commuter links. In brief the accommodation briefly comprises of an entrance / vestibule which leads to a lounge with original cast working range and to the rear elevation there is a modern fitted kitchen with access to a small dining area with door leading out to the rear garden. To the first floor there is a split level landing which leads to two bedrooms which both overlook the lake and a family bathroom with a beautiful three piece suite in white with shower over bath. The property is warmed by gas central heating and boasts a bright and airy décor and offers plenty of natural light throughout. Externally, there is a small stoned garden area with stairs leading to an elevated decking area and garden beyond. To the front elevation there is the lakeside views and there is parking for 1-2 vehicles within 25 metres of the property. Early viewings are highly recommended to appreciate the breathtaking location and finish of this unique family home which is offered to market with the benefit of No Upward Chain.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen

Dining Area

## FIRST FLOOR

Bedroom 1

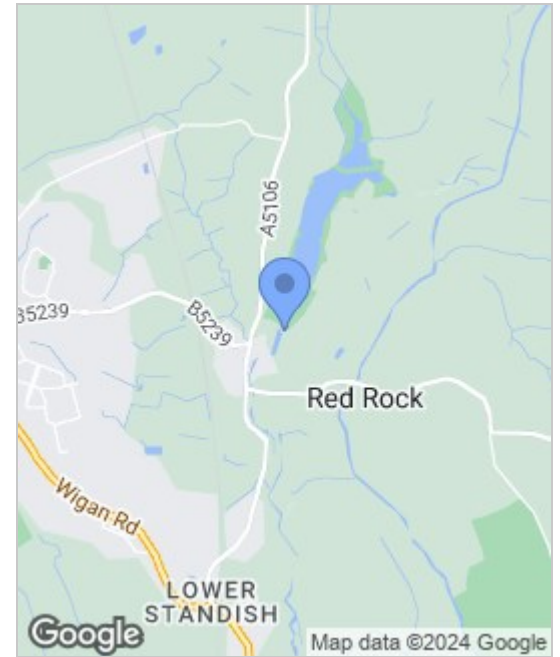
Bedroom 2

Bathroom

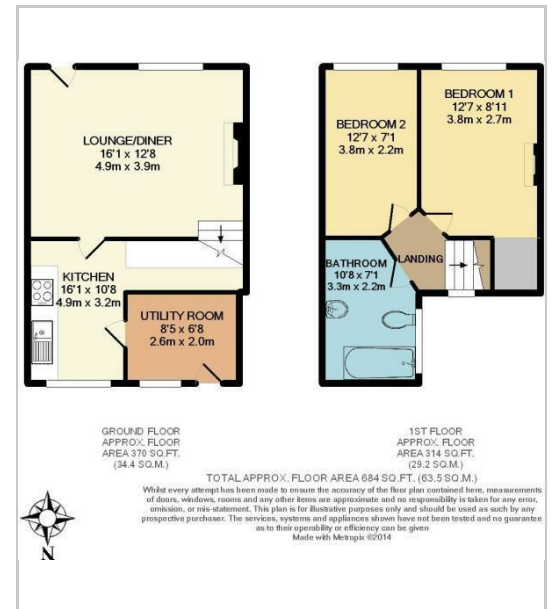
## EXTERNAL

Rear Garden

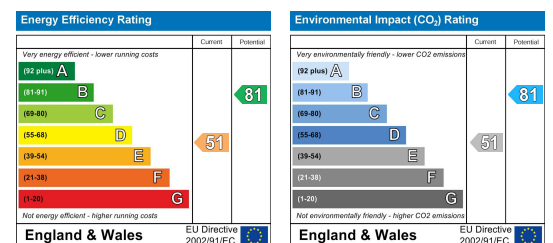
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 the 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 on behalf of the property.

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