

# MORGAN H LEWIS



Offers Over £235,000

## **Mayflower Cottages, Wigan, WN1 2UR**

- \*Three Bedroom Cottage
- \*Sympathetically Restored
- \*Lounge with Exposed Brick Fireplace with Log Burner
- \*Kitchen Diner with Original Stone Flooring
- \*Master Bedroom with Fitted Wardrobes
- \*Rear Courtyard Garden with Brick Outbuilding
- \*Shared Garden Space Plus Mature Private Garden



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Tucked away on a quiet country lane on the edge of Standish village and having been sympathetically restored by the current owners, this cottage carefully balances character with comfort.

An original stripped pine entrance porch leads into the home, where you are immediately greeted by a welcoming atmosphere and a nod to the cottages history.

The front lounge centres around a beautiful, exposed brick fireplace with log burner, with a window framing view of the garden outside. To the rear lies the kitchen diner, the real heart of the house. With beautiful original stone flooring running through the space. A beautiful cast iron stove centres the kitchen, which is fitted with handmade Antique yellow pine cabinetry and Carrara marble worksurface, with Belfast sink and gas hob with integrated oven.

To the rear of the property, the stone floor flows into the dining area, which has been carefully extended, with new double glazed Velux window, recently fitted Worcester boiler and farmhouse door flooding this space in natural light and providing access to the first courtyard garden. Upstairs, the master bedroom looks out over the garden and includes fitted wardrobes to keep the space clear and ordered. The second bedroom, with a lovely cast iron fireplace, is generous enough for family or guests, with the added rarity of a third bedroom, which is perfect as guest bedroom or a home office. The bathroom is spacious, fitted with a traditional three piece suite, with beautiful traditional tiling and solid wood pattern painted flooring.

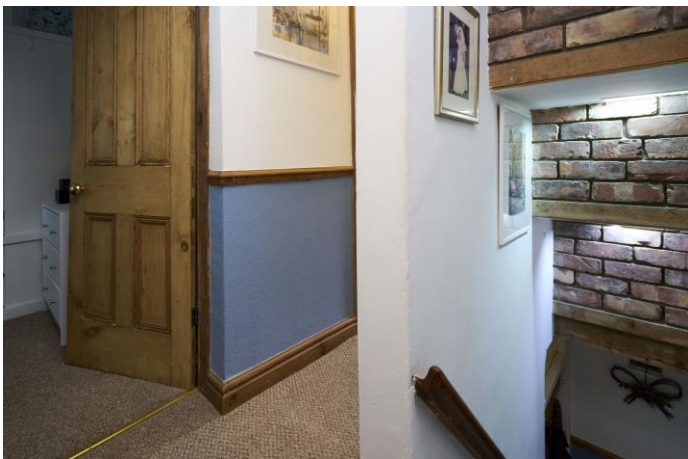
Outside, a rear courtyard garden with and brick outbuilding gives way to an expansive shared garden space, with a further mature private garden just beyond, complete with a summer house.

Close to Standish village, with Wigan and the M6 within easy reach, this is a home that combines rural character with everyday convenience. Close to a multitude of country walks including Worthington Lakes and the Leeds Liverpool canal leading to Haigh Hall and Adlington.

Viewing is recommended.



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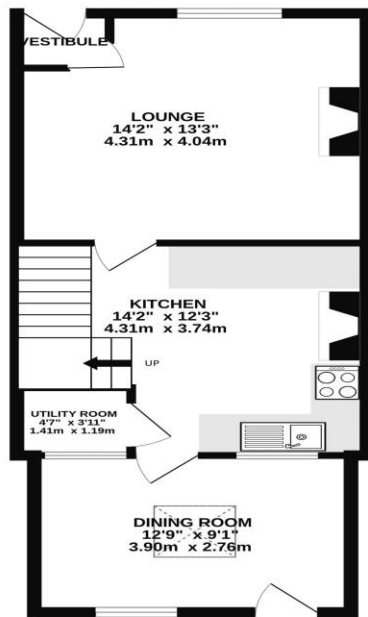


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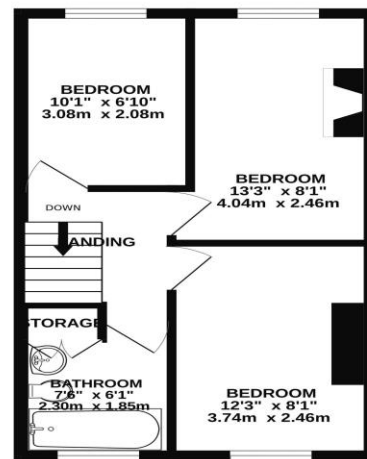


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GROUND FLOOR  
463 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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