



Maria B Evans Estate Agents Limited

181 Willow Tree, Back Lane, Standish WN6 8RS

Offers in the region of £475,000



- Delightful, three-bedroom, detached cottage
- Sunroom with lantern roof to the front of the property
- Spacious reception room with period characteristics
- Separate dining room with stained glass feature
- Kitchen and utility area to the rear
- Ground floor study or single bedroom
- Further ground floor double bedroom with walk-in dressing room
- Contemporary, three-piece suite shower room
- Master bedroom to the first floor
- Serviced by four-piece, wet room-style en suite
- Amtico flooring in a herringbone style throughout
- Warmed by gas central heating
- Patio garden with various, peaceful seating areas
- Triple glazing UPVC windows throughout
- Detached Tandem double garage with power and light
- Ample parking available on the block-paved driveway to the front
- Enclosed by gates to both entrances- one gate being electric



Discover this delightful, character-filled cottage that is nestled within a peaceful location yet remains conveniently close to local amenities. Its cosy accommodation offers three bedrooms- one with an ensuite and another with a walk-in wardrobe- a three-piece shower room, spacious reception, well-equipped kitchen, separate dining room and a stunning sunroom. A must-see property, the interior of the cottage presents a beautiful blend of traditional features with contemporary touches.



Tucked away behind two double gated entrances (one with electric), this home is approached by a block paved driveway offering ample parking and fully enclosed to both the front and the rear. The front aspect reveals a charming garden space with various plants and flowers displayed within a shale bed with a neat, flagged path to guide through. There is a flagged seating area to the side, providing an ideal spot to enjoy the peaceful settings where, in the late spring and summer months, a white and purple wisteria can be found embracing the front of the property, along with pretty, pink climbing roses. A detached, tandem double garage is positioned to the side, accessed through opaque UPVC patio doors. The garage is fully insulated and soundproofed, has triple glazing and is equipped with power and light. There is a loft space, providing ample space for storage.



A timber door with glazed insets greets you into the property as the front sunroom unfolds, proving that love at first sight truly does exist. This room benefits from an abundance of light, which pours through the lantern light above and windows both to the side and to the front of the property. The sunroom is fitted with Amtico flooring in a herringbone style, which also runs seamlessly throughout the majority of the property. To the corner, a multifuel burner warms the area with a stone hearth below and decorative tiling around. Above, recess downlights further illuminate.



From the sunroom there is access into the separate dining room and the reception through a set of timber double doors with glazed insets to both. The dining room offers a great space to gather, carrying the same flooring and having a window to the front, radiator, pendant light and a feature stained glass inset.



The reception is generously sized, yet still maintains a warm and cosy feel, emphasised by the log burner with decoratively tiled hearth below and oak beam above. The space is warmed further by a column radiator to the side and ambiently lit by the soft glow of five wall lights and integrated lighting within the display shelving. Underneath the shelving, there is a cupboard for further storage to one side and a log store to the other. There is much space for the orientation of furniture, centred around a bespoke media unit with television point. The room is completed with feature beams adorning the ceiling and a full-length bay window to the side.



The kitchen unfolds across the rear, also carrying beautiful beams to the ceiling, and is fitted with cream wall and base units with a wood countertop, decorative tile splashback and undercounter lighting. The units include space for a refrigerator-freezer, a rangemaster cooker with five-point gas hob and extractor hood over, an inset porcelain one-and-a-half sink bowl with swan neck mixer tap and etched drainer to the side. Completed with an integrated dishwasher, a pull-out spice rack and plumbing for an automatic washing machine, this space also gives access to the understairs storage. The area is lit by two wall lights, a pendant light, a window both to the side and the rear and has UPVC patio doors, opening out into the garden.



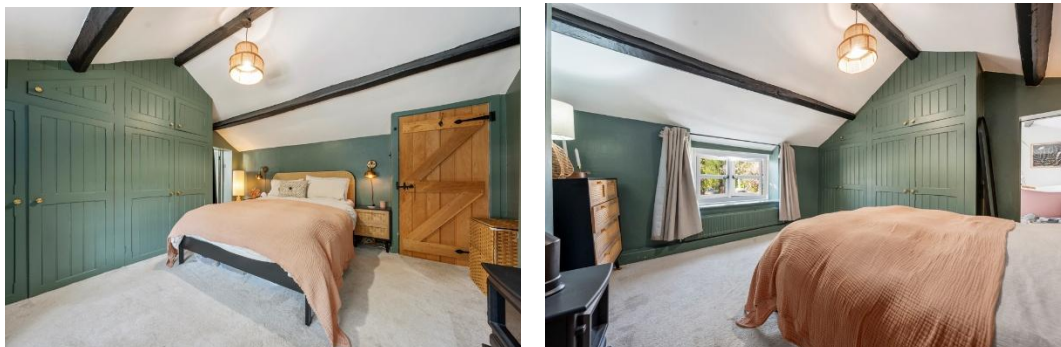
From here, steps lead to the ground floor bedrooms. Bearing left, there is a single-sized room (currently used as a study) with a window enjoying rear aspect views, a radiator and recess downlights above.



The second ground floor bedroom is a double room with a window to the side, pendant light and beams above. It also features a mezzanine area, maximising the use of the space, to provide additional storage. A door leads through to a walk-in dressing area with fitted wardrobes to one wall, a window to the side, radiator and recess downlights.



Completing the ground floor accommodation, the shower room is accessed beyond an oak door. Its three-piece suite combines traditional features with a contemporary touch, having brushed gold accents and is laid upon a panelling to dado across the walls and decoratively tiled flooring. It comprises of a walk-in shower with monsoon head and additional hand shower, a vanity wash hand basin with monobloc tap, a back-to-wall w.c. and chrome heated towel rail. The room is lit by recess downlights and an opaque window to the front and has an integrated cupboard housing the boiler.



The master suite, located on the first floor, offers a tranquil and spacious retreat. This is a good-sized room, has integrated wardrobes spanning across one wall, a window to the front and a cosy electric stove, creating a stylish and inviting space.



It is serviced by the en suite which is bright and spacious having both a window to the side and Velux above. Fitted with a decoratively tiled flooring, the suite is designed in a wet-room style to include a monsoon shower head with additional hand shower, a clawfoot, cast iron bathtub with mixer tap and telephone-style hand shower over, and a close coupled w.c. The space also boasts an elegant his-and-hers wash hand basin with mixer taps, a traditional-style heated towel rail and further chrome towel rail.



The rear garden offers a delightful and picturesque setting, ideal for sitting and relaxing. Stone steps lead to a sun-drenched patio area surrounded by various shrubs and bushes whilst further steps lead to an elevated summerhouse equipped with both power and light, supplying an ideal work from home space or gymnasium. To the other side of the garden, a composite decking area with cabana roof over offers shelter for outdoor furniture, making it easy to enjoy the space year-round. The garden is fully enclosed by various hedges, providing privacy and also tucking away a convenient timber shed for the storage of garden tools. Access to the front of the property can be obtained via a flagged path to the side of the property.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Wigan Borough Council

The EPC rating is E

The Council Tax Band is E

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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