

MORGAN H LEWIS

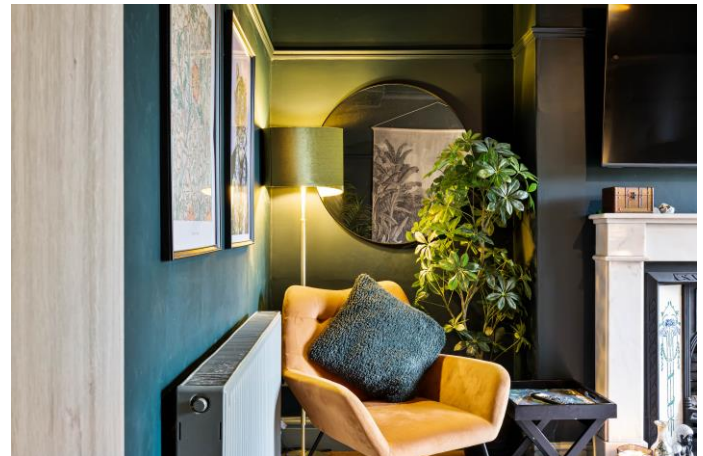


Asking Price £235,000

Mayflower Cottages, Wigan WNI 2UR

- *Beautiful Chocolate Box Cottage
- *Sought After Mayflower Cottages Location
- *Two Spacious Bedrooms
- *Extended Flexible Living Space
- *Woodland Garden with Garden Room Potential
- *Walking Distance To Lakes And Canal

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Now available for sale, this beautiful chocolate box cottage rests on the ever popular mayflower cottages, just on the outskirts of Standish and bordering Haigh hall, this lovely home benefits from both rural charm and easy reach of Standish's amenities and commuter connections.

Externally this stunning property is accessed by York stone stairs, with enclosed entryway leading into the charming living room, cosy and private overlooking the mature trees in front. The kitchen is fitted with shaker style units, centred around the inviting wood burning stove, with integrated oven and hob. A handy walk in pantry completes this space.

To the rear of this home, the extended dining/living accommodation offers a very flexible space. Perfect as a dining room, snug, home office or reading room, with access to the rear yard.

To the first floor, the bathroom has been sympathetically modernised with a four piece suite comprising of; freestanding bath, walk in shower, sink set in a vanity and a WC. Completing the first floor are two excellent bedrooms, a good sized double and then the spacious master bedroom overlooking the gardens and nature belong.

Externally the property shares a large open grass space, meticulously maintained by the local trust, which leads to a further woodland garden space, perfect for relaxing in nature, or fitting a garden room to fully take advantage of the garden in all seasons.

Within walking distance, both Worthington lakes and the Leeds Liverpool canal can be enjoyed within minutes, with Haigh hall accessible via canal. This beautiful property is sure to go fast, so early viewings are highly recommended to avoid disappointment

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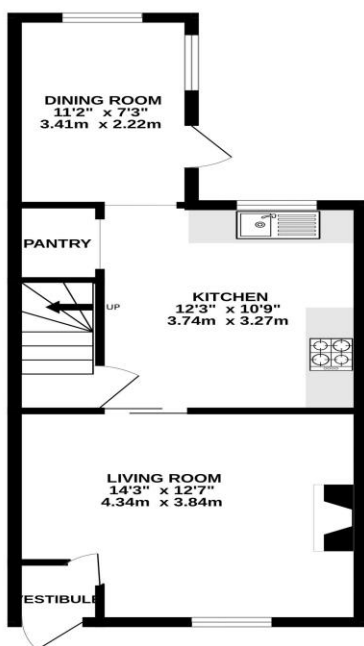


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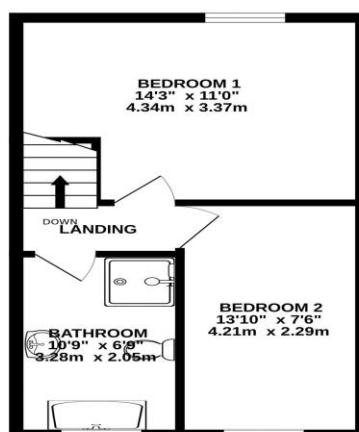


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GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.8 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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