



**redrose**

## 19 Lakeside Cottages

Standish, Wigan, WN1 2UU

Located in the highly desirable area of Standish, this charming two-bedroom terraced home at Lakeside Cottages offers comfortable and practical living. The property features a well-proportioned reception room, complete with a fireplace, creating a warm and inviting space to relax. The spacious kitchen-diner is fitted with modern appliances, including a gas hob and oven, and provides ample room for dining. Thoughtfully designed, the kitchen offers generous storage and worktop space, making it both functional and convenient for everyday use. Externally, the property benefits from parking spaces for two vehicles, adding to its overall appeal. This home is ideal for those seeking a well-located property with a blend of comfort and practicality.

**Offers Over £190,000**

EPC Rating '58d'





## Property Description

### ENTRANCE

The property is entered via the front door, opening into the main living space.

### LOUNGE

15' 6" x 12' 2" (4.72m x 3.71m) A comfortable and well-presented reception room, enhanced by a front-facing window that allows plenty of natural light to fill the space. The room also benefits from a radiator for added warmth and a charming feature fireplace with decorative surround, creating a cosy and inviting focal point ideal for relaxation.

### KITCHEN/DINER

14' 6" x 10' 9" (4.42m x 3.28m) A well-appointed and practical kitchen-diner, benefitting from two windows that allow for plenty of natural light, along with a rear access door providing added convenience. The space is fitted with a range of built-in units and ample worktop surfaces, complemented by a gas hob, electric oven, and extractor hood. Additional features include a single sink unit, plumbing for a washing machine, and partially tiled walls





paired with tiled flooring for ease of maintenance. The room is further enhanced by a radiator, inset spotlights, and a combination boiler, creating a functional yet comfortable space ideal for both cooking and dining.

#### LANDING

The first-floor landing is bright and welcoming, with a charming window that fills the space with natural light, complementing the cottage's cozy character.

#### MASTER BEDROOM

12' 3" x 8' 4" (3.73m x 2.54m) A generously sized main bedroom, featuring a front-facing window that fills the room with natural light. The space is enhanced by a radiator, elegant wooden flooring, a handy storage cupboard, and a charming feature fireplace with decorative surround. Loft access adds further practicality to this cozy and characterful room



#### BEDROOM TWO

12' 2" x 6' 9" (3.71m x 2.06m) A bright and comfortable second bedroom, featuring a window that lets in natural light, a radiator for warmth, and attractive wooden flooring, creating a snug and versatile space.



#### BATHROOM

The bathroom is well-appointed, featuring a roll-top bath, a separate shower cubicle, W/C, and a wash hand basin. The room is finished with partially tiled walls, a radiator, and a window that brings in natural light, creating a bright and functional space

#### EXTERNALLY

The property is enclosed with gated access, providing privacy and security. Rear Garden- A delightful outdoor space, partly paved and thoughtfully landscaped, ideal for seating, entertaining, or low-maintenance gardening.

#### LOCATION

The property is located in the desirable area of Standish, within Wigan, a town known for its rich history and strong sense of community. Standish offers a charming village atmosphere while providing excellent transport links, making it easy to commute to nearby towns and cities. The area is well-served by local amenities, schools, and recreational facilities, offering a balanced and fulfilling lifestyle for residents.

#### MORTGAGES

If you would like a free mortgage consultation our financial adviser will be able to meet with you, discuss your requirements and to assess your mortgage capability. You will receive professional and independent mortgage advice along with any other associated services.







### Ground Floor



### First Floor



### Second Floor



1/1

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements