



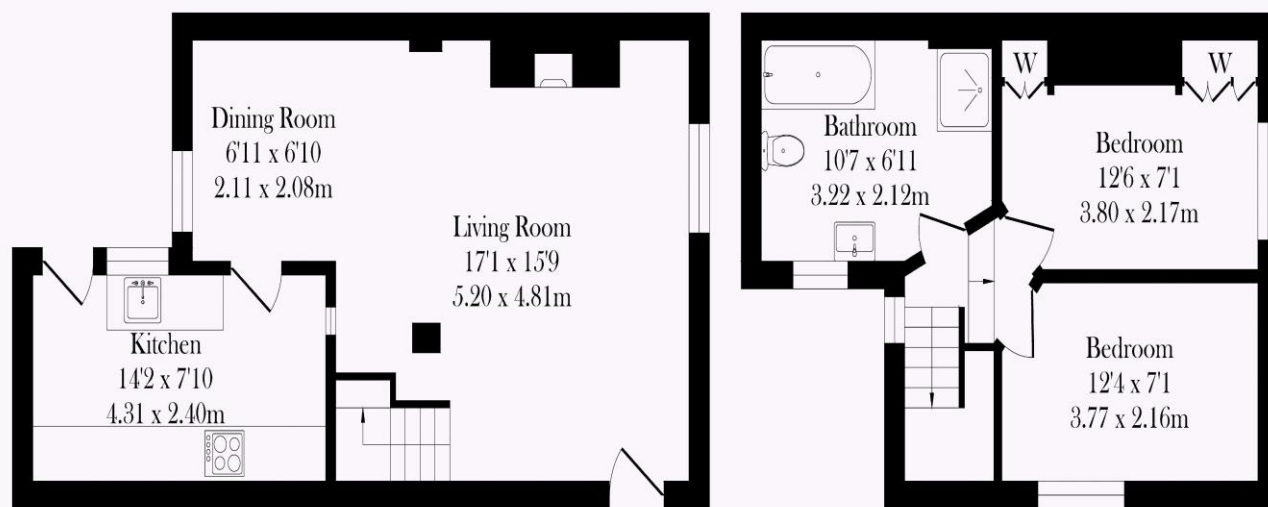
# TRACY PHILLIPS

## Estates



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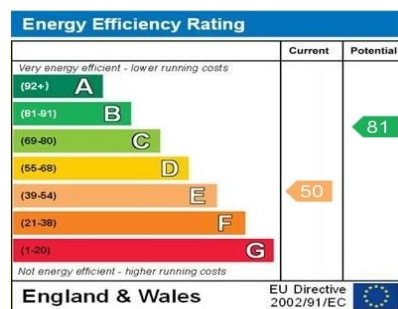


Ground Floor  
Approx. Floor  
Area 40.4 Sq.M  
(435 Sq.Ft.)

First Floor  
Approx. Floor  
Area 30.0 Sq.M  
(323 Sq.Ft.)

**Total Approx. Floor Area 70.4 Sq.M. (758 Sq.Ft.)**

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



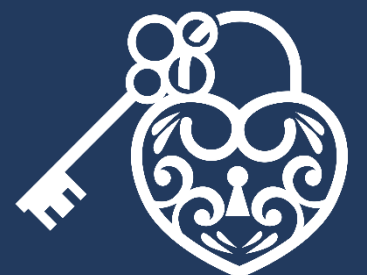
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Offers in Excess of £160,000

Lakeside Cottages, Standish



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This quaint Grade II Listed cottage is situated in an idyllic setting overlooking a body of water known locally as 'The Lagoon'. Lakeside Cottages dates back as far as 1857, forming part of the Mayflower conservation area on the pretty semi-rural border of Haigh and Standish, designated as an area of special architectural or historical interest and originally constructed as accommodation for the workers within the cotton industry and former bleach works. Today, the picturesque setting has proven consistently desirable by those looking for a haven from the hustle and bustle of daily life, being tucked away along this quiet, tree-lined lane and surrounded by beautiful local countryside.

The Leeds/Liverpool canal is only a short meander away, and a little further afield is the stunning Haigh Hall Country Park, whilst located in the picturesque setting, this home is far from isolated, with the bustling village centre of Standish approximately a mile away, providing a host of shops and amenities, as well as excellent schools and transport links via the M6 motorway.

The end terraced cottage accommodation has an open plan living/dining room with fireplace. The kitchen is fitted with an oven, grill and electric hob. To the first floor there are two double bedrooms and a family bathroom.

Externally, there is a small enclosed courtyard to the rear, and beyond an elevated garden area bordering open countryside.

The property is in need of some work, but the majority of the rooms have recently been re-plastered allowing a discerning purchaser to put their own stamp on what could be their forever home.









