



Breakay & Co



Emlea Gardens, Ince

Offers in Excess of £220,000

- Detached
- Four bedrooms
- Cul de Sac location
- Garage & Driveway
- Master with en-suite
- Ground floor WC
- Large garden
- 2 year old Boiler
- EPC - TBC



Breakkey & Co



DESCRIPTION

This lovely 4 bed detached family home is tucked away in a private and peaceful cul-de-sac position. Internally the modern layout comprises of entrance hall, downstairs W/C, large through lounge diner with patio doors onto the garden and completing the ground floor accommodation is the fitted kitchen. Upstairs to the first floor, there are four generous bedrooms, modern family bathroom with the Master bedroom benefiting from an en-suite shower room. Externally to the front elevation there is driveway and integral garage offering plenty of parking and to the rear is the large enclosed garden with lawn and patio area ideal for entertaining. Other benefits include double glazing and gas central heating with the boiler being only 2 years old. Viewings are highly recommended





Breakaway & Co

ACCOMMODATION

Lounge/Diner 12' 4" x 27' 4" (3.77m x 8.34m)

Kitchen 8' 8" x 11' 11" (2.63m x 3.64m)

Bedroom 1 10' 8" x 10' 11" (3.24m x 3.34m)

Bedroom 2 12' 4" x 9' 4" (3.77m x 2.85m)

Bedroom 3 10' 4" x 13' 10" (3.16m x 4.22m)

Bedroom 4 8' 8" x 11' 11" (2.63m x 3.64m)

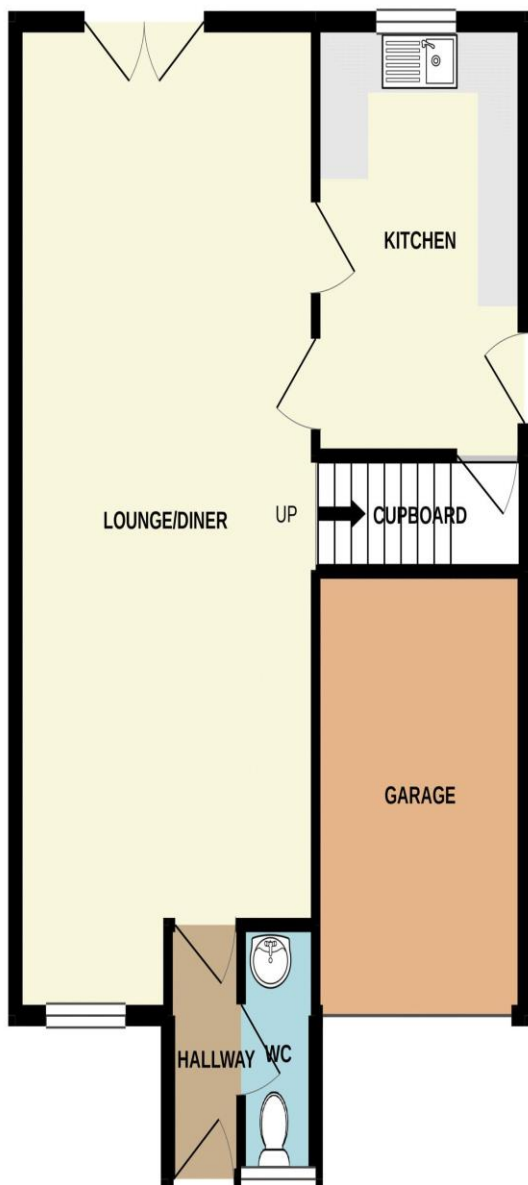
Bathroom 10' 4" x 5' 4" (3.16m x 1.63m)

Garage 8' 8" x 12' 3" (2.63m x 3.73m)

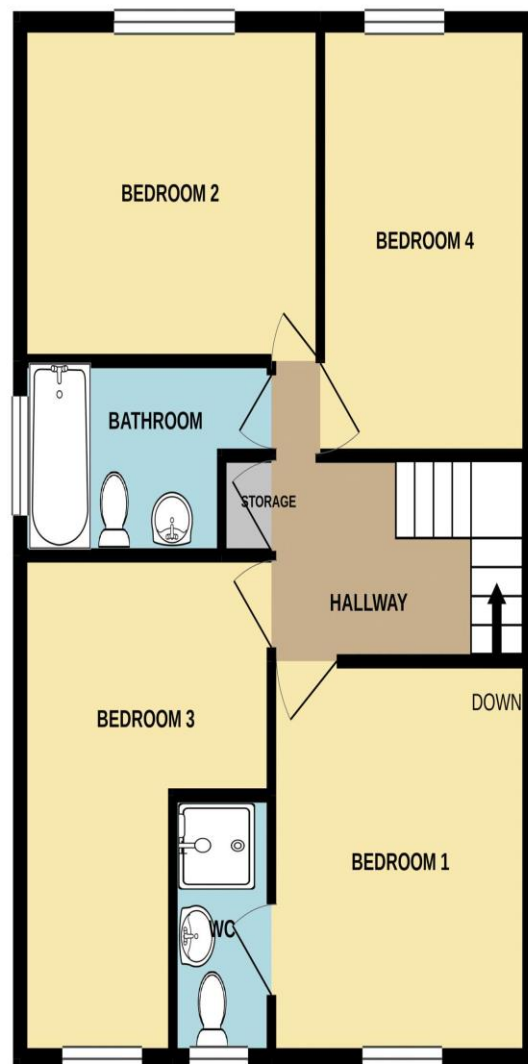




GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 sq.m.) approx.

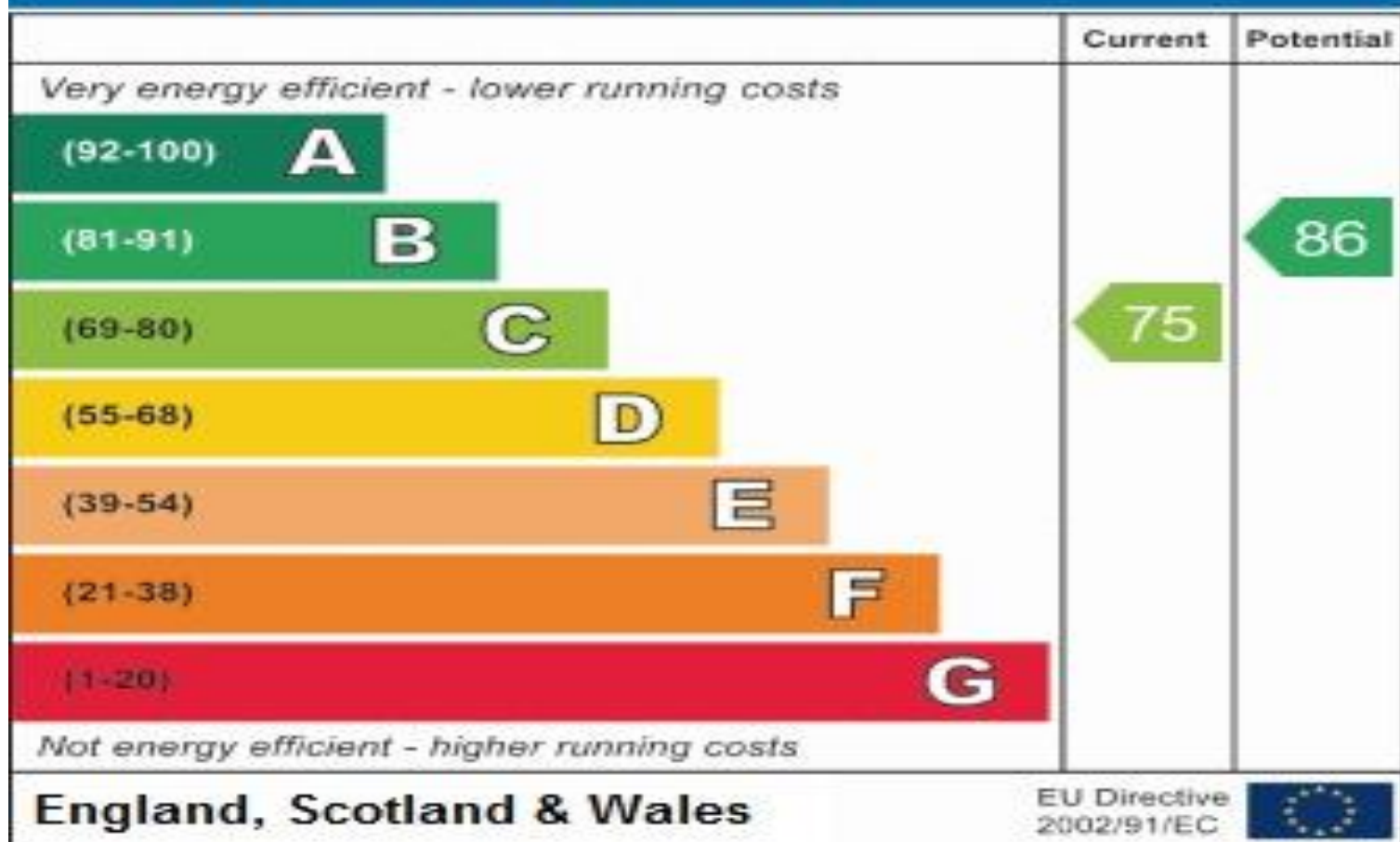
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2021



Breakahey & Co

Energy Efficiency Rating



Breakahey
— & Co —

57-59 Ormskirk Road

Saddle Junction

Wigan

Lancashire

WN5 9EA

info@breakaheyandco.com

WN5 9EA