



1a Jackson Street

Ince, Wigan, WN2 2EB

Offers In The Region Of £399,995



Sapphire Homes are delighted to offer For Sale this unique stunning, individual detached family home with a separate detached former barn that offers almost 3000 square feet combined and is located in a private location off a small street and enjoys a sunny and private plot. The property is also conveniently located for local schools, amenities and transport links as well as within easy reach of Wigan Town Centre. The property is individually built and is set across two floors and briefly comprises of a large welcoming hallway, w.c / cloaks, a large main lounge with dining area and dual fuel fire, stunning fitted kitchen diner with island unit and solid oak worktops with a range of integrated appliances & useful utility room. The ground floor also boasts two ground floor bedrooms both of which have their own ensuite with one boasting wetroom design. To the first floor the landing provides access to three further bedrooms, one of which has an ensuite and a home office / dressing room. Externally there are beautiful landscaped gardens which are notably spacious and private and enjoy a sunny aspect so perfect for entertaining friends / family. There is also a large gated driveway to the front which provides ample & secure off road parking which leads to the detached barn / outbuilding. The barn itself is an impressive 900 square feet & set across two floors and offers huge potential subject to completion of works and planning and may be suitable for anyone with elderly relatives or a possible teenager or even someone wishing to run a business from home & wanting to keep it separate from the main residence. \*\*Please note, the barn / outbuilding requires renovation\*\*. Early viewings are highly recommended on this totally unique family home.



## GROUND FLOOR

Entrance / Hallway

W.C.

Living / Dining

Kitchen / Diner

Utility Room

Bedroom 1

Ensuite

Bedroom 2

Ensuite / Wetroom

## FIRST FLOOR

Landing

Bedroom 3

Ensuite

Bedroom 4

Bedroom 5

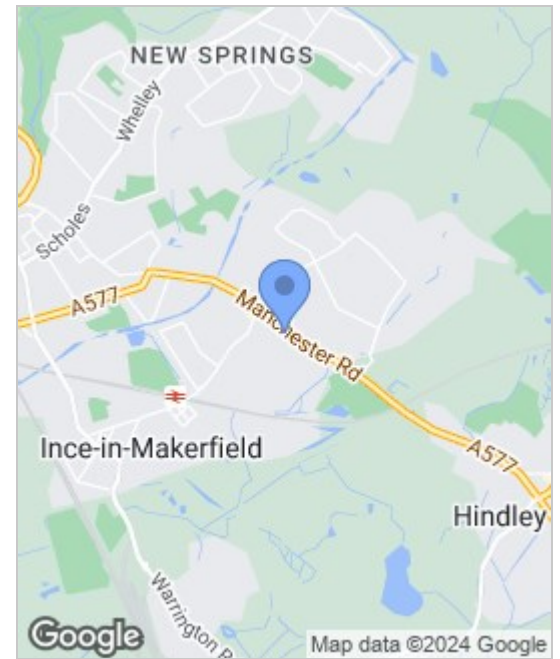
Office / Dressing Room

## EXTERNAL

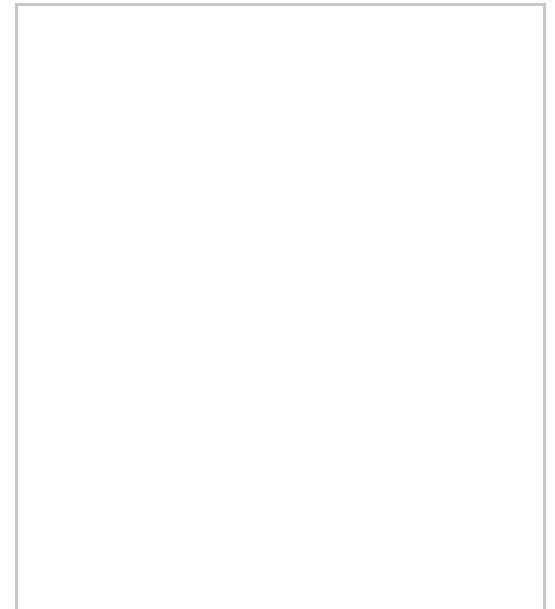
Rear Garden

## OUTBUILDING / BARN

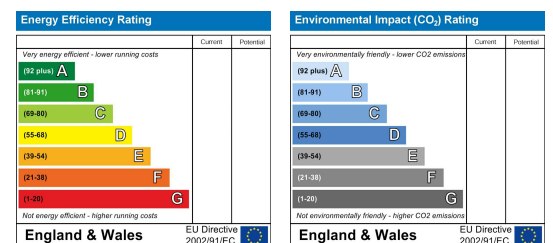
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



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