



## 323 Manchester Road

Ince, Wigan, WN2 2LA

Offers In The Region Of £229,950



Sapphire Homes are delighted to offer For Sale this magnificent 4 bedroom bay fronted end terraced family home that is located in a popular residential location and offers close proximity to local schools, amenities and transport links as well as being within a 10 minute drive of Wigan, Ince or Hindley train stations for those requiring commuter links. The property is presented to a wonderful standard throughout and must be viewed internally to appreciate the internal space, décor and style which is a credit to the current owners who have modernised whilst maintaining many original features. In brief the accommodation comprises of a large welcoming entrance / hallway, two spacious reception rooms, newly installed modern fitted kitchen with integrated appliances and access to the rear garden and there is an extension which can be utilised as a ground floor bedroom with access to a room with wetroom capabilities as well as boasting independent access which would be ideally suited for those with elderly relative or someone requiring disabled living features. It could also be used as an independent working from home space with its own access to the external. To the first floor the landing provides access to three well appointed bedrooms and there is a family bathroom with recently installed three piece suite in white with shower over bath. The landing also has a fixed staircase leading to the loft space which would make a wonderful playroom, home office or storage space. Externally to the front elevation there is a low maintenance garden with brick perimeter wall and there is ample off road parking to the front / side elevation with driveway leading to a detached garage. To the rear there is a patio and lawn area as well as perimeter fencing. Early internal viewing is highly recommended to appreciate in full and the property is offered to market with the benefit of No Upward Chain.



Entrance / Hallway

Lounge 12'9" x 15'5" (3.91m x 4.72m)

Dining Room 14'11" x 12'7" (4.55m x 3.86m)

Kitchen 8'11" x 11'3" (2.72m x 3.43m)

Bedroom 4 / Gym / Office 12'7" x 14'6" (3.86m x 4.42m)

Wet Room / Storage

FIRST FLOOR

Landing

Bedroom 1 15'5" x 12'0" (4.70m x 3.66m)

Bedroom 2 7'3" x 9'10" (2.21m x 3.02m)

Bedroom 3 7'1" x 10'0" (2.18m x 3.05m)

Bathroom

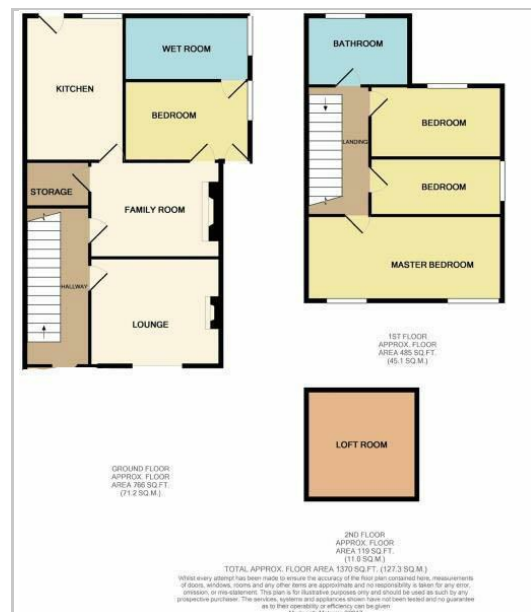
SECOND FLOOR

Loft Room

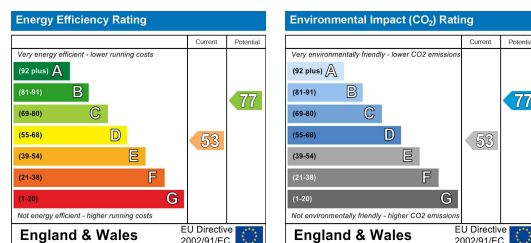
Area Map



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.



Sapphire Homes (North) Ltd 80 Market Street, Wigan WNI 1HX  
T 01942 494944 E info@sapphirehomes.co.uk W www.sapphirehomes.co.uk VAT 183 759 366

specialists in sales, Lettings & Property Investments