



## 5 Old Hall Street

Ince, Wigan, WN3 4QR

**Offers In The Region Of £110,000**



Sapphire Homes are pleased to offer For Sale this two bedroom pavement fronted end terraced home situated within a mile of Wigan town centre and all town centre facilities whilst also situated close to more local amenities and a short walk from a selection of schools as well as a few minutes walk to Ince Train Station for those requiring access to commuter links. The accommodation briefly comprises of lounge with stairs leading to the first floor accommodation and to the rear elevation is a kitchen / dining room with door leading to the rear garden. To the first floor, the landing provides access to two bedrooms and bathroom with 3 piece suite in white and shower over bath. To the front the property is pavement fronted and there is a small patio garden to the rear with rear gated access. The property is warmed by gas fired central heating and has double glazing but would benefit from a refurbishment / modernisation throughout and is likely to appeal to a first time buyer or investor purchase. Early internal viewing is recommended to appreciate the potential in full. No Upward Chain.



GROUND FLOOR

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

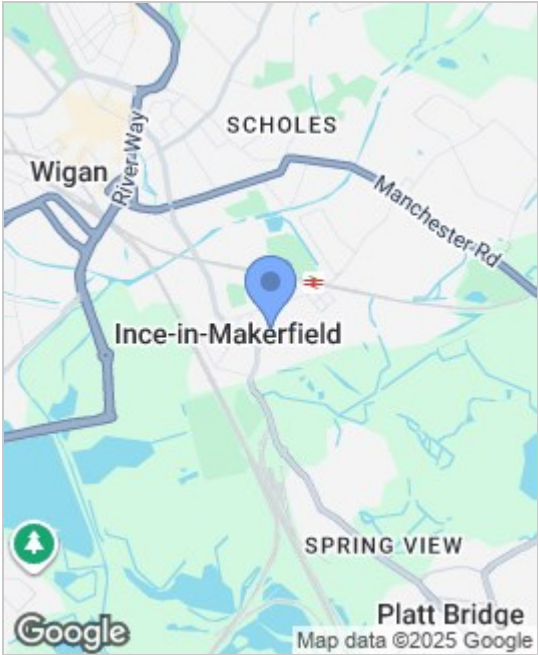
Bedroom 2

Bathroom

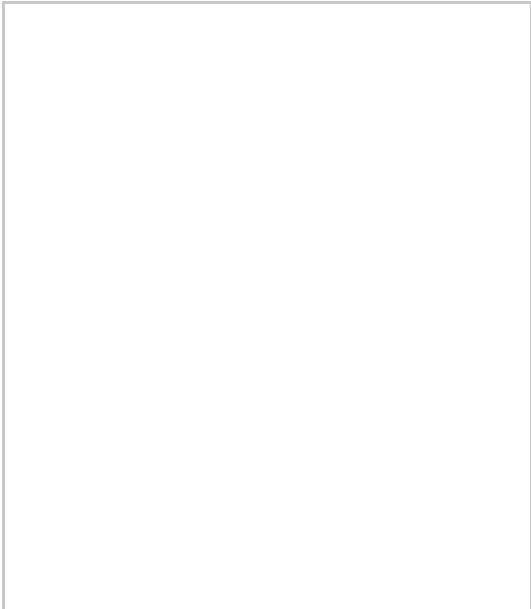
EXTERNAL

Rear Garden

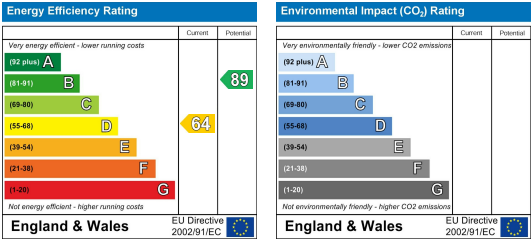
Area Map



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 them as a representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in relation to the property.

