



## 605 Warrington Road

Ince, Wigan, WN3 4TB

**Price £129,995**



Sapphire Homes are delighted to offer For Sale this wonderfully presented two bedroom end terraced family home located in a popular residential location that is close to local schools, amenities and transport links and would be perfect for 1st time buyer couple or family. The accommodation in brief comprises of entrance / vestibule, generous living room and to the rear elevation is a further reception room and a modern fitted kitchen with door leading to the rear garden. To the first floor the landing provides access to two good sized bedrooms with the master having fitted robes and there is a family bathroom with modern three piece suite in white. There is also a staircase with access to a generous loft room which the current owners uses as an office space. The property is warmed by Gas Central Heating and boasts a modern tasteful décor and UPVC double glazing throughout. Externally to the front elevation the property is pavement fronted and there is on street parking to the side elevation. To the rear elevation there is a patio garden with rear gated access. Early internal viewing is highly recommended to appreciate this wonderful property.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Dining / Reception 2

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

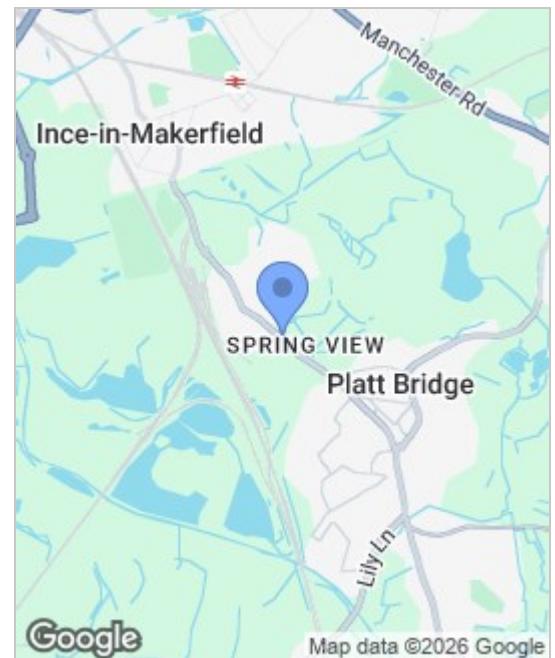
## SECOND FLOOR

Loft Room / Office / Playroom

## EXTERNAL

Rear Garden

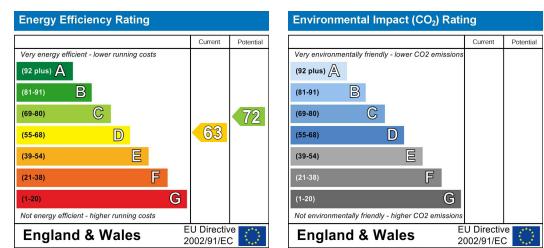
## Area Map



## 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 containing representations 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 respect of this property.



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