



41 Henry Park Street

Ince, Wigan, WN1 3DA

Offers In The Region Of £115,000



Sapphire Homes are delighted to offer For Sale this generous 2 bedroom mid terrace pavement fronted property situated within easy reach of Wigan town centre, as well as being in close proximity to local schools, churches, amenities and transport links. The accommodation briefly comprises of entrance / hallway leading to generous living room, separate dining room / reception 2 with French doors leading out to rear garden which is open plan into a fitted kitchen and there is access to a wet room / W.C. To the first floor the landing area provides access to the two good sized bedrooms which could be converted to three bedrooms and an additional family bathroom with modern three piece suite with shower over bath. The house is warmed by Gas Central Heating and does benefit from Double Glazing but would require some cosmetic modernisation throughout. Externally to the rear is a patio garden with rear gated access. Early internal viewing is highly recommended to appreciate the potential on offer and the property is perfectly suited for investor or first time buyer. No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Dining / Living

Wet Room

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

EXTERNAL

Rear Garden

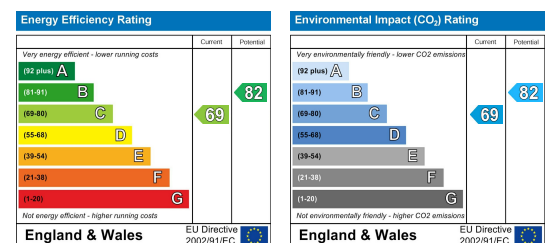
Area Map



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 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

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