



27 Longwall Drive, Ince
£175,000

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ESTATE AGENTS

27 Longwall Drive

Ince-In-Makerfield, Wigan

This modern town house is the ideal property for first time buyers, with its attractive new AMBERSWOOD RISE Barratt Homes Estate and convenient location. The property boasts two double bedrooms, providing ample space for a growing family or guests. The open plan lounge diner kitchen creates a seamless flow through the ground floor, creating a spacious and versatile living area.

The property also features a guest W.C., adding convenience and practicality to everyday living. The private rear garden offers a tranquil outdoor space, perfect for relaxing or entertaining guests. Additionally, the two-car driveway provides ample parking space for residents and visitors alike. With 9 years remaining on the NHBC warranty, this property offers peace of mind for potential buyers.

Situated within close proximity to a family park and scenic walks, residents can enjoy the outdoors and the beautiful surroundings. This property provides the perfect combination of modern living in a peaceful setting, making it an ideal choice for those looking for a new home.



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The outside space is equally impressive, with a private enclosed South facing rear garden that offers a sanctuary of peace and privacy.

The mature grassed lawn provides an inviting space for outdoor activities or simply relaxing in the sun.

For those who enjoy al fresco dining or socialising, the flagged patio area provides the perfect spot to entertain family and friends. In addition, a storage shed offers ample space to keep garden tools and equipment neatly organised.

To the front of the property, a driveway provides parking space for two cars. With the added bonus of an external power point, providing the flexibility to charge electric vehicles or use power tools with ease.

Overall, this property offers a fantastic well-maintained outdoor space and modern living. Whether enjoying the private rear garden or making use of the two-car driveway, residents can truly make the most of their living experience in this desirable townhouse.

Council Tax band: B Tenure: Freehold



Entrance Hallway

WC

3' 5" x 4' 11" (1.04m x 1.50m)

A guest WC with low level pedestal toilet, wash basin, single radiator, wood effect laminate flooring.

Kitchen Area

An open plan kitchen area with under counter lighting, a range of fitted base and wall units, integrated appliances, large work top with sink under upvc window.

Lounge Open Plan

23' 8" x 12' 11" (7.21m x 3.94m)

A large open plan kitchen/diner/lounge with wood effect laminate flooring, upvc double doors to rear garden, two radiators, multiple power points and internet/aerial points.

Landing

Bedroom One

12' 11" x 8' 10" (3.94m x 2.69m)

A generous double room with single radiator, two upvc windows, multiple power points, built in wardrobes and fully carpeted.

Bathroom

6' 0" x 6' 4" (1.83m x 1.93m)

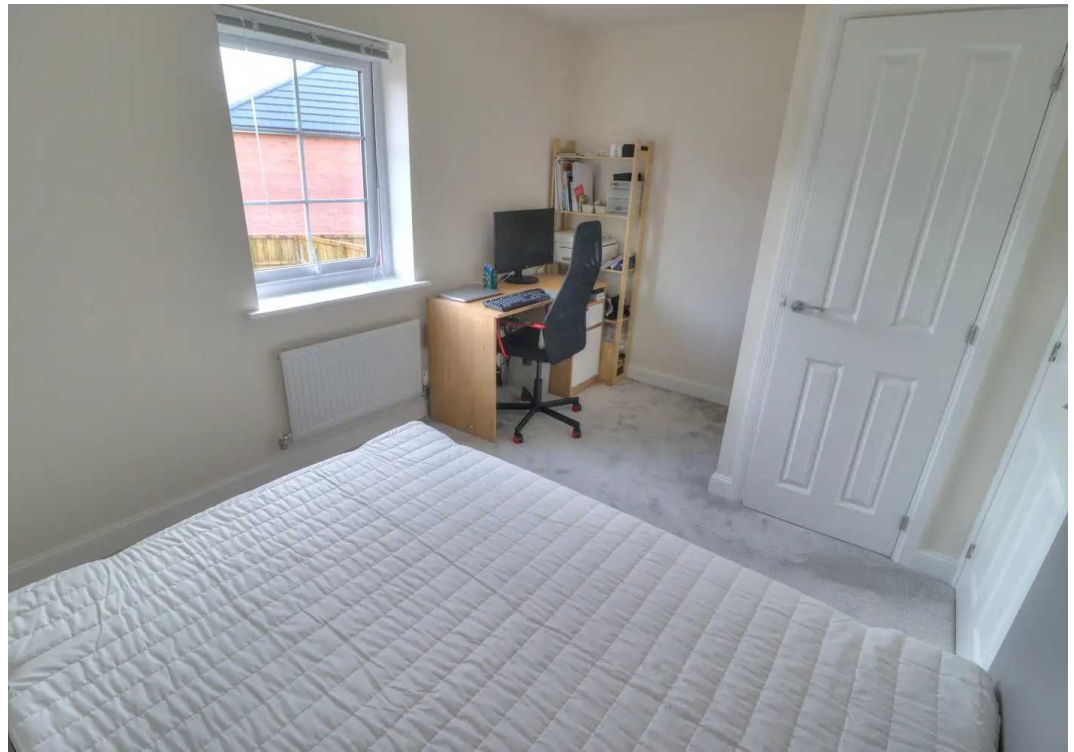
An attractive three piece bathroom suite, shower over bath tub with glass screen, mosaic laminate flooring, single radiator, wash basin and low level W.C

Bedroom Two

12' 11" x 7' 11" (3.94m x 2.41m)

A double room with built in storage over stairs, multiple power points, single radiator and fully carpeted.





REAR GARDEN

A private enclosed rear garden with mature grassed lawn, wood fenced boarder, flagged patio and storage shed.

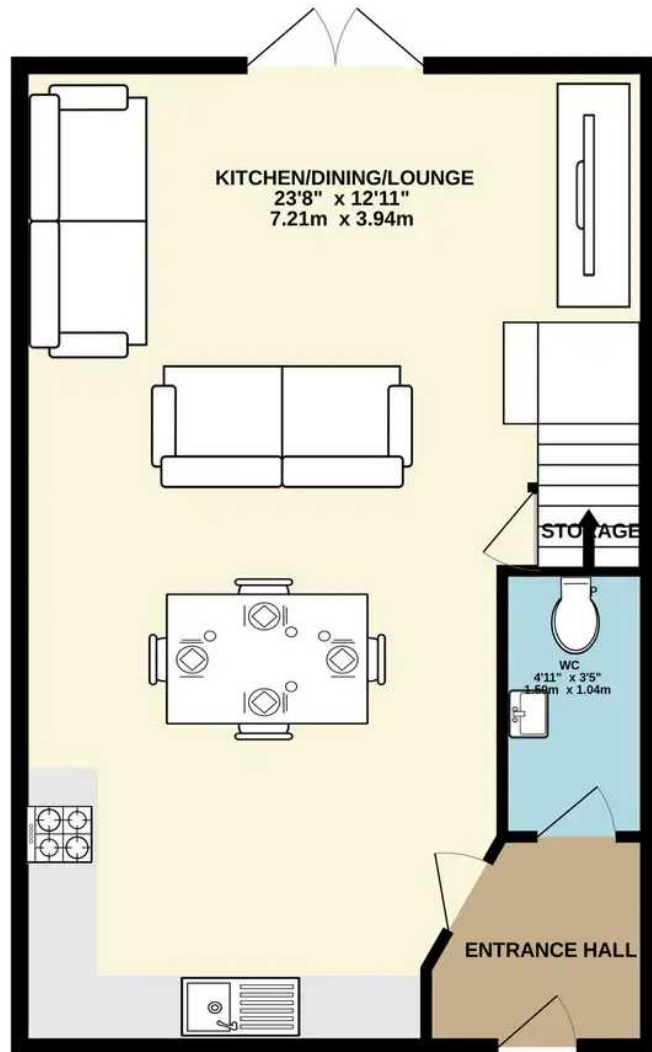
DRIVEWAY

2 Parking Spaces

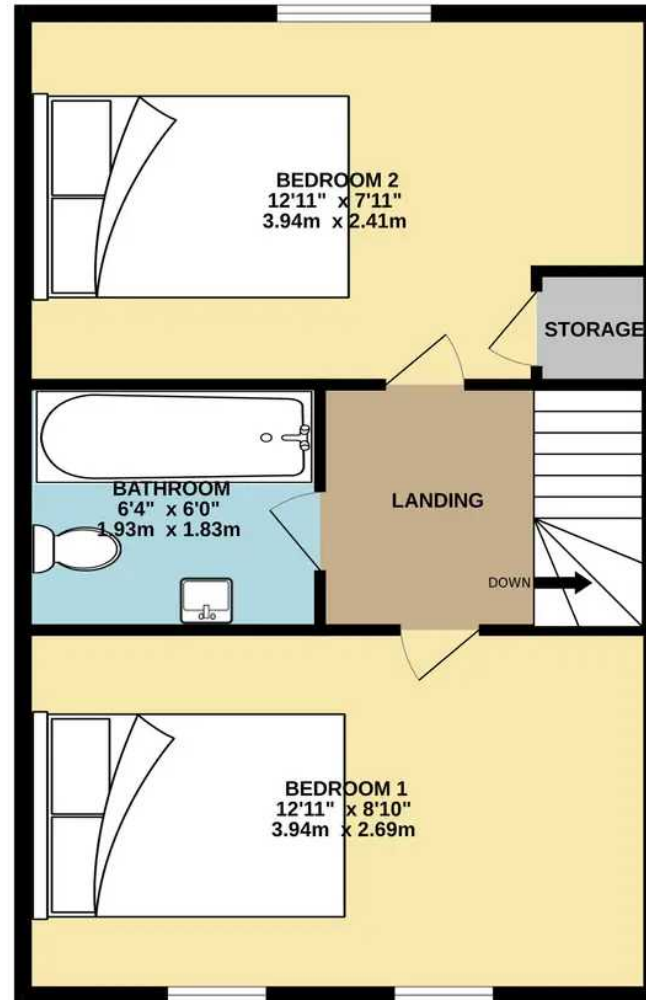
A tarmacked driveway to front providing parking for two cars and with external power point.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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