



73 Belle Green Lane, Ince
£140,000

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ESTATE AGENTS

73 Belle Green Lane

Ince, Wigan

This charming mid-terraced property presents a wonderful opportunity for first-time buyers looking for a comfortable and stylish home. Boasting three well-proportioned bedrooms, this residence offers ample space for families or those seeking a home office. The delightful box bay window floods the living space with natural light, creating a bright and welcoming atmosphere throughout. The modern fitted kitchen is perfect for whipping up culinary delights, while the pantry storage provides additional space for organisation. The property benefits from a newly installed gas combi boiler in 2021, ensuring efficient and cost-effective heating solutions all year round. Located in a popular residential area, residents will enjoy the convenience of being within close proximity to local shops, schools, and other essential amenities, making every-day living a breeze.

Stepping outside, the property's outdoor space is equally as impressive as the interior. The large tiered rear garden is a green oasis, featuring a mature grassed lawn that is perfect for children to play on or for hosting outdoor gatherings with friends and family. Surrounding the lawn are charming stone-chipped flower beds, adding a touch of natural beauty to the space.



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The wood storage shed provides ample room for garden tools and equipment, keeping the outdoor area organised and clutter-free. A wood-fenced border ensures privacy and security, creating a peaceful and secluded outdoor retreat. To the front of the property, a two-car driveway offers convenient off-street parking for residents and visitors alike, while side gated access via ginnel provides additional ease of entry to the property. This outdoor space is a true gem, offering endless opportunities for relaxation, entertainment, and creating lasting memories in a serene setting.

Council Tax band: A

Tenure: Freehold

- Ideal First Time Buyers Home
- Large Rear Garden
- Three Bedrooms
- Two Car Driveway
- Popular Residential Location
- Pantry Storage
- Box Bay Window
- Modern Fitted Kitchen
- Gas Combi Boiler Fitted 2021
- Close to Local Shops and Amenities



Lounge

12' 10" x 12' 8" (3.91m x 3.86m)

A large family room with box bay upvc window to front, warmed via single radiator, multiple power points and wood flooring.

Kitchen

12' 7" x 8' 8" (3.84m x 2.64m)

A modern fitted family kitchen with a range of base and wall units, large work tops, sink under upvc window, integrated appliances, pantry access and door onto rear garden.

Bathroom

6' 2" x 6' 1" (1.88m x 1.85m)

A three piece bathroom suite with shower over bath and glass screen, wash basin, low level w.c, frosted upvc window, tiled walls, single radiator and laminate flooring.

Bedroom One

11' 8" x 11' 0" (3.56m x 3.35m)

A double room with original ornate fire place, upvc window to front, warmed via single radiator, multiple power points and fully carpeted.

Bedroom Two

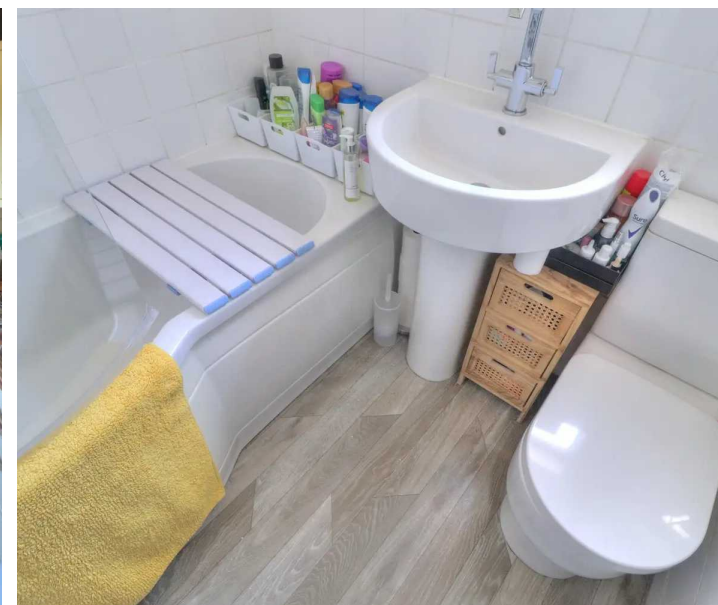
8' 8" x 10' 6" (2.64m x 3.20m)

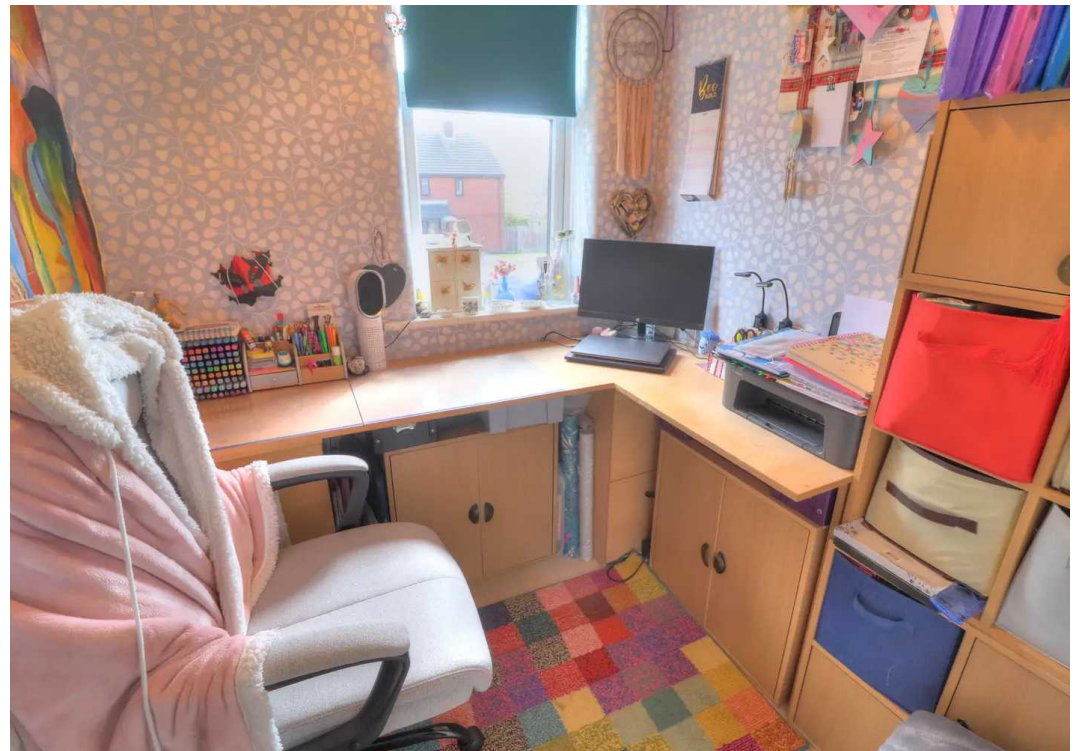
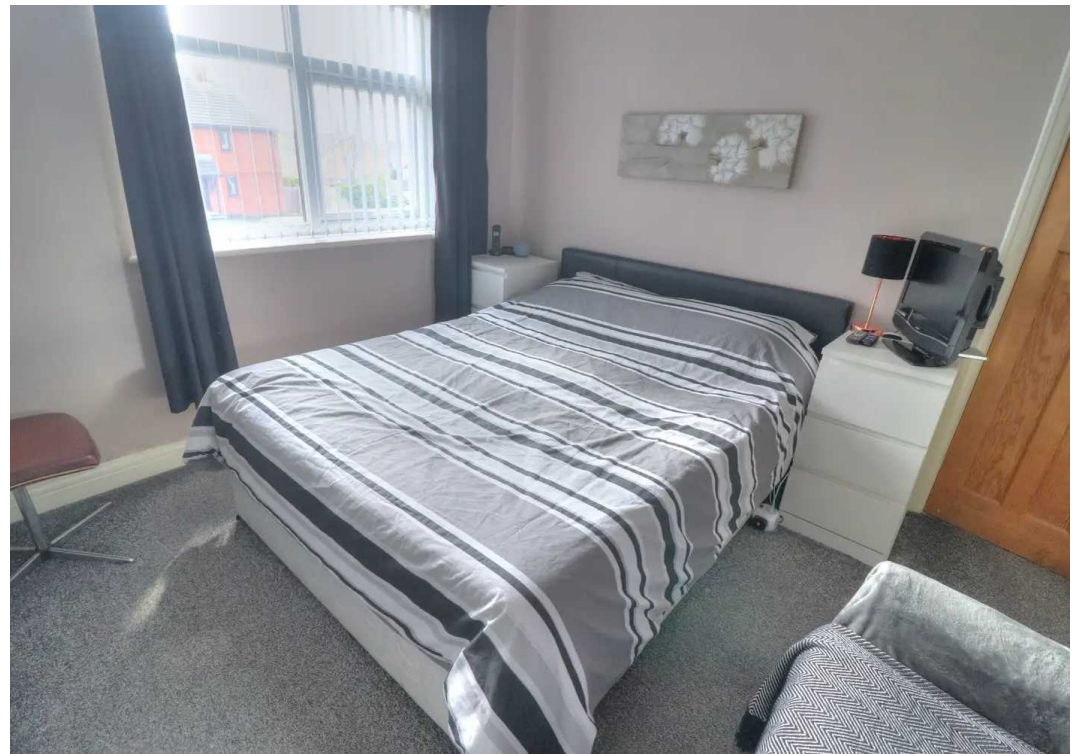
A double room with upvc window to rear, storage cupboard, warmed via single radiator, multiple power points, original ornate fire place and fully carpeted.

Bedroom Three

6' 1" x 6' 2" (1.85m x 1.88m)

A single room with upvc window, single radiator and fully carpeted.





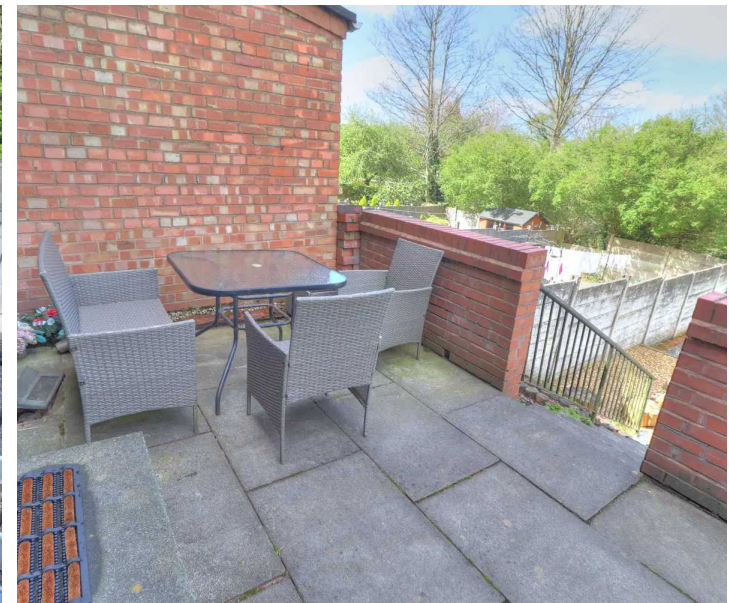
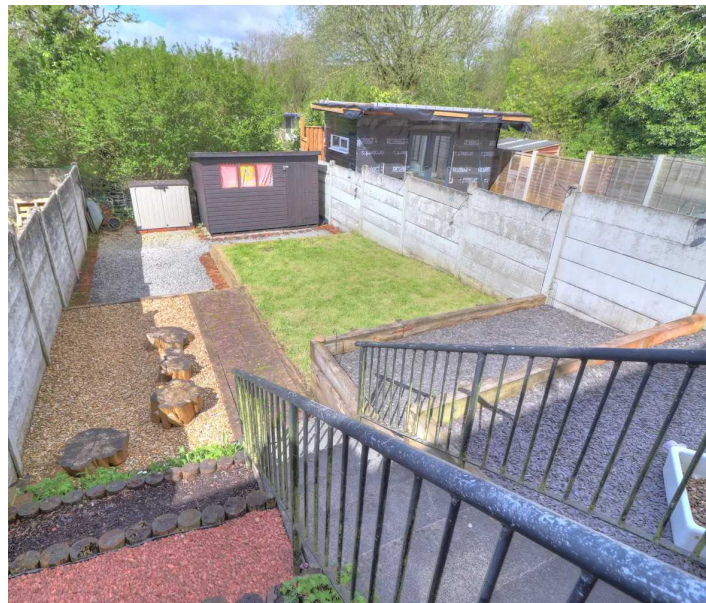
REAR GARDEN

A large tiered rear garden with mature grassed lawn, wood storage shed, stone chipped flower beds and wood fenced border.

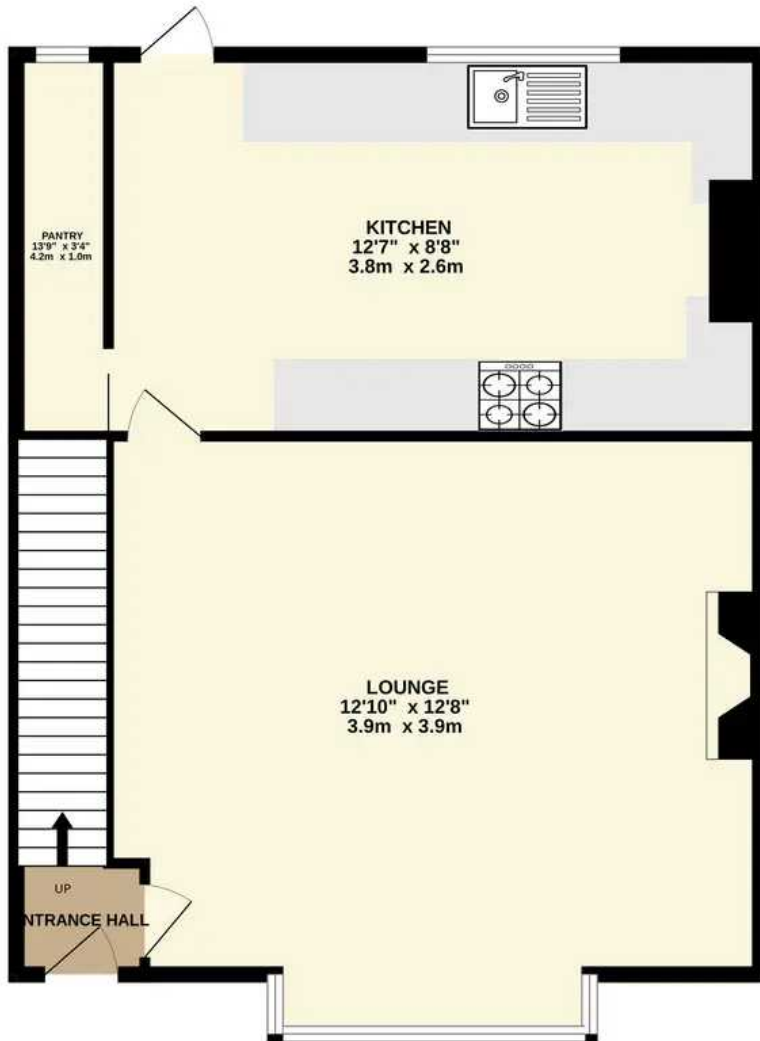
DRIVEWAY

2 Parking Spaces

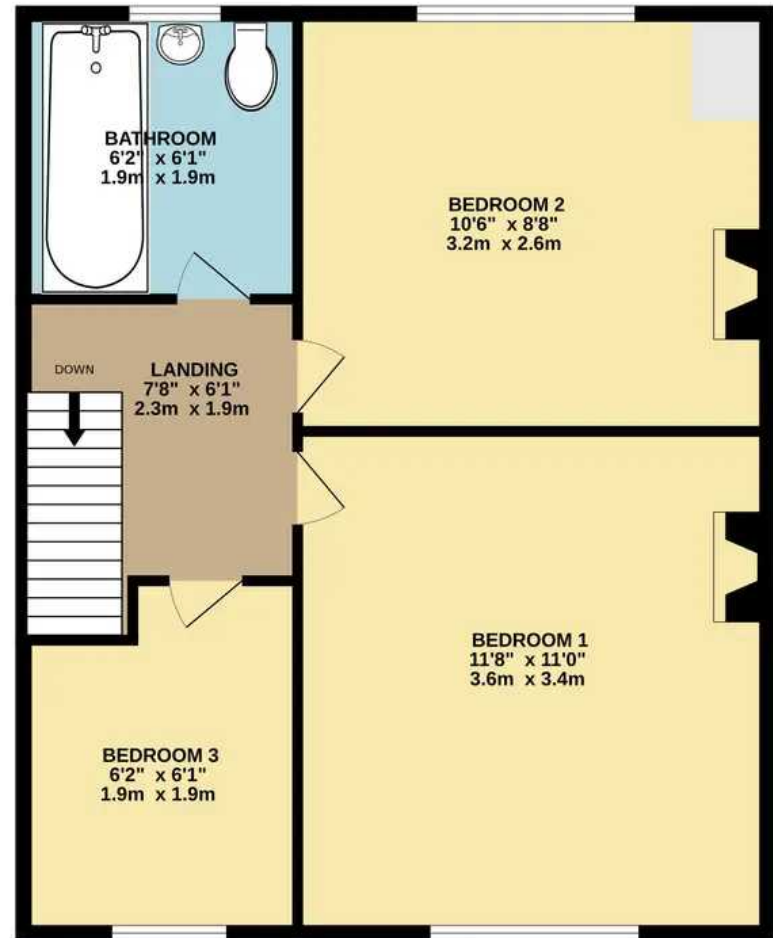
A two car driveway to front with side gated access via ginnel.



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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