

MORGAN H LEWIS



Asking Price £95,000

Ince Green Lane, Wigan WN2 2DG

***Attention Investors, Down Sizers and First Time Buyers!**

***Mid Terrace Cottage**

***Two Spacious Bedrooms**

***Private Enclosed Garden**

***Fantastic Location**

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A fantastic opportunity for the first time buyers, downsizers and rental investors to purchase this fantastic terraced house situated within a popular residential area within walking distance of local shopping and schooling and within easy reach of Wigan Town Centre.

The property is well presented with central heating and double glazing throughout. The accommodation briefly comprises to the ground floor, entrance porch, generous lounge, kitchen fitted with a range of wall and base units. To the first floor there are two good sized bedrooms and a fitted bathroom. To the outside there is a low maintenance area to the front and an enclosed garden to the rear which is not overlooked.

The property is available with no onward chain and viewings are essential to appreciate both the location and the quality of the accommodation on offer.

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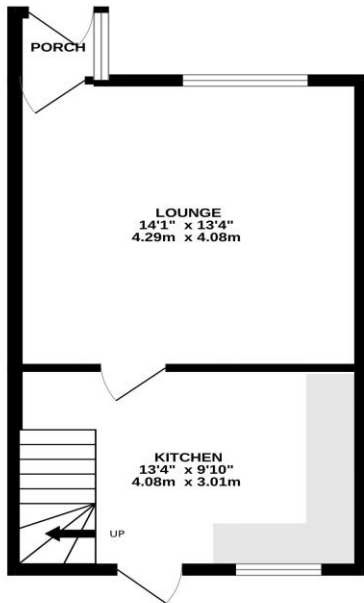


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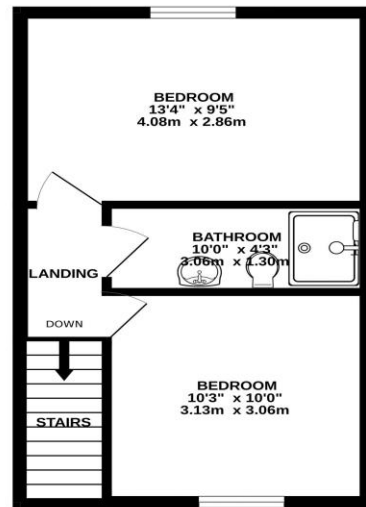


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GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 651 sq.ft. (60.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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