





Two-bedroom property - Two reception rooms - Dining room with gas feature fireplace - Fitted kitchen with rear access - Bathroom with bath and overhead shower - UPVC double glazing throughout - Combination boiler - Fence-enclosed rear garden with patio and landscaped area - Gated rear access - Ideal for first-time buyers or investors

This two-bedroom terraced house in Ince offers a practical layout with two reception rooms, a functional kitchen, and a garden. The property features full double glazing, a gas central heating combi boiler, and a fireplace. Ideal for those seeking a home with essential amenities and outdoor space.

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Located in Ince, Wigan, this two-bedroom terraced house presents a comfortable living space with practical features. The property includes one bathroom and two reception rooms, providing ample space for living and dining. The kitchen is equipped with an oven and hob, offering a functional area for meal preparation. The home benefits from full double glazing and a gas central heating combi boiler, ensuring energy efficiency and warmth throughout the year. A fireplace adds a cozy touch to the living area.

The layout includes a spacious living room with a fireplace, leading to a dining area that connects to the kitchen. The kitchen offers plenty of counter space and storage, with views of the garden. Upstairs, the two bedrooms provide comfortable sleeping quarters, while the bathroom is fitted with modern fixtures.

Outside, the garden offers a private space for relaxation or gardening. The property is conveniently located, providing easy access to local amenities and transport links within Ince and the wider Wigan area.

The Energy Performance Certificate (EPC) rating is currently at 65, with the potential to improve to 79, indicating room for enhanced energy efficiency. This property is well-suited for those looking for a practical home with essential features in a convenient location.

## **INTERIOR**

**Entrance Hall** - Accessed via a UPVC double-glazed front door, with radiator and access to the main living areas.

**Lounge (11'6" x 11'2")** - A comfortable reception room featuring a UPVC double-glazed window and radiator.

**Dining Room (12'1" x 11'2")** - A bright dining space with UPVC double-glazed window, radiator, and a gas feature fireplace with surround. Includes useful understairs storage.

**Kitchen (12'4" x 7'4")** - Fitted with built-in units and worktops, gas hob and oven, and a one-and-a-half bowl sink unit. Includes plumbing for a washing machine, partially tiled walls, UPVC double-glazed window, and rear access door.

**Landing** - With loft access and UPVC double-glazed window allowing natural light to the first floor.

**Bedroom One (15'5" x 11'8")** - A generously sized main bedroom with UPVC double-glazed window and radiator.

**Bedroom Two (14'2" x 9'3")** - Second spacious bedroom with UPVC double-glazed window, radiator, and housing the combination boiler.

**Bathroom** - Fitted with bath and overhead shower with screen, W/C and wash hand basin. Finished with tiled walls, radiator, and UPVC double-glazed window.

## **EXTERIOR**

**Rear Garden** - A pleasant, fence-enclosed garden featuring a flagged patio, landscaped areas, and gated access – ideal for outdoor seating and low-maintenance enjoyment.





Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	(92+)		
B	(81-91)		
C	(69-80)		79
D	(55-68)		65
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			

England, Scotland & Wales

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Address: Ince Green Lane, Ince, WN3

