



**21 Brookbridge Road, Ince**

Offers in Region of **£220,000**

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ESTATE AGENTS

# 21 Brookbridge Road

Ince, Wigan

Upon entering this modern 3-bedroom semi-detached house, you are greeted by a tastefully decorated interior that instantly exudes a sense of warmth and comfort. This ideal property for first-time buyers boasts a range of desirable features, including a guest W.C for added convenience, an en-suite shower room providing a touch of luxury, and bespoke LED lighting that adds a contemporary feel. The property also benefits from two car driveway parking, complete with an electric charging point for eco-friendly living.

Moving outside, the property continues to impress with its private rear garden, featuring an artificial grassed lawn that offers low maintenance while still providing a lush green space for relaxation and play. A raised decking area presents the perfect spot for al fresco dining and entertaining, while the wood fenced border ensures both privacy and security. Additional amenities include external power points, a wood storage shed for all your gardening needs, and an external water faucet for ease of watering plants. To the front of the property, a tarmacked driveway offers parking for two cars, alongside the convenience of a CCS charging point. A pathway leads to the front door, with side gated access to the rear garden, providing seamless flow between indoor and outdoor living spaces.



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In summary, this property is a true gem that combines modern design with practicality and comfort, creating a welcoming home that is sure to appeal to a range of buyers. With added upgrades from the original purchase and a private resident play area for the community's enjoyment, this semi-detached house offers not just a place to live, but a lifestyle to be enjoyed. Don't miss this opportunity to own a property that is not only beautifully presented but also designed for effortless living both inside and out.

Council Tax band: B

Tenure: Freehold

- Three Bedroom Semi-Detached
- Two Car Driveway
- Electric Charging Point
- Guest W.C
- En-Suite Shower Room
- Artificial Grassed Lawn
- Bespoke LED Lighting
- Ideal First Time Buyers Property
- Private Resident Play Area
- Added Up Grades from Purchase



### Lounge

12' 10" x 11' 8" (3.91m x 3.56m)

A large family room with upvc window to front, grey wood effect laminate flooring, multiple power points, bespoke ceiling LED lighting, wall mounted power and TV aerial points and warmed via single radiator.

### Kitchen/Dining Room

14' 9" x 9' 10" (4.50m x 3.00m)

A large family kitchen diner with a range of fitted base and wall units, integrated appliances, ceiling spot lighting, upvc window and French doors both with vertical blinds, large work top, under unit lighting, extractor hood with light, grey wood effect laminate flooring, tiled splash back and warmed via single radiator.

### Guest WC

3' 4" x 5' 5" (1.02m x 1.65m)

A guest WC with frosted upvc window, mosaic style floor tiles, wash basin and warmed via single radiator.

### Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m)

A large double room part panelled walls, large upvc window to front, multiple power points, vertical blinds, wardrobe storage space, fully carpeted, warmed via single radiator.

### En-Suite Shower

6' 2" x 5' 6" (1.88m x 1.68m)

A three piece en-suite shower room with walk in shower cubicle, low level w.c, wash basin, frosted upvc window, vertical blinds, ceiling spot lighting, tiled walls and flooring,





**Bathroom**

7' 2" x 6' 2" (2.18m x 1.88m)

A three piece bathroom suite with frosted upvc window, part tiled wall and fully tiled flooring, wash basin, low level w.c, bathtub with shower above and warmed via single radiator.

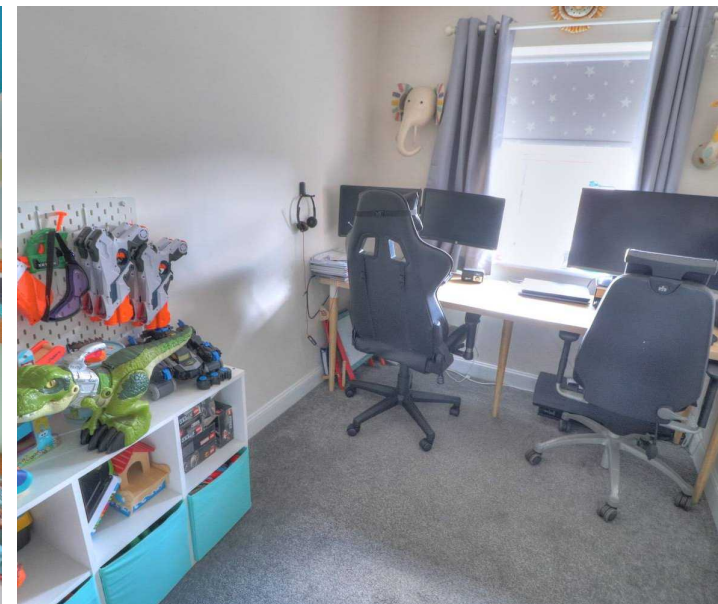
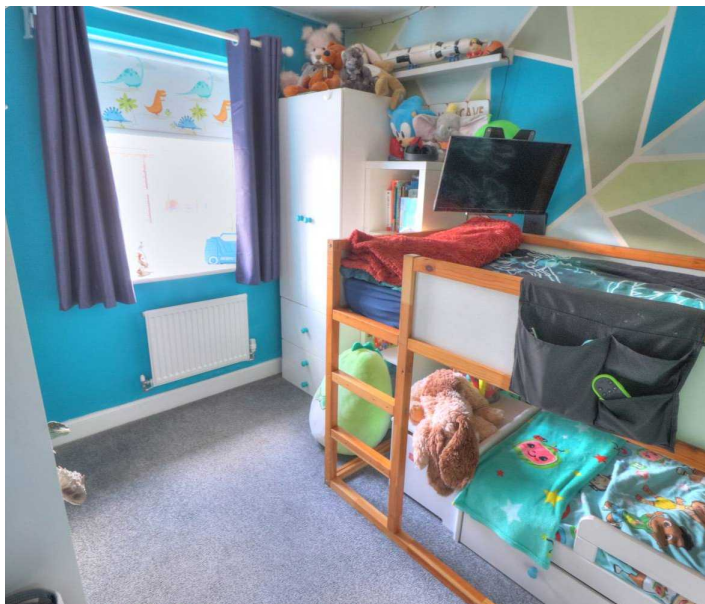
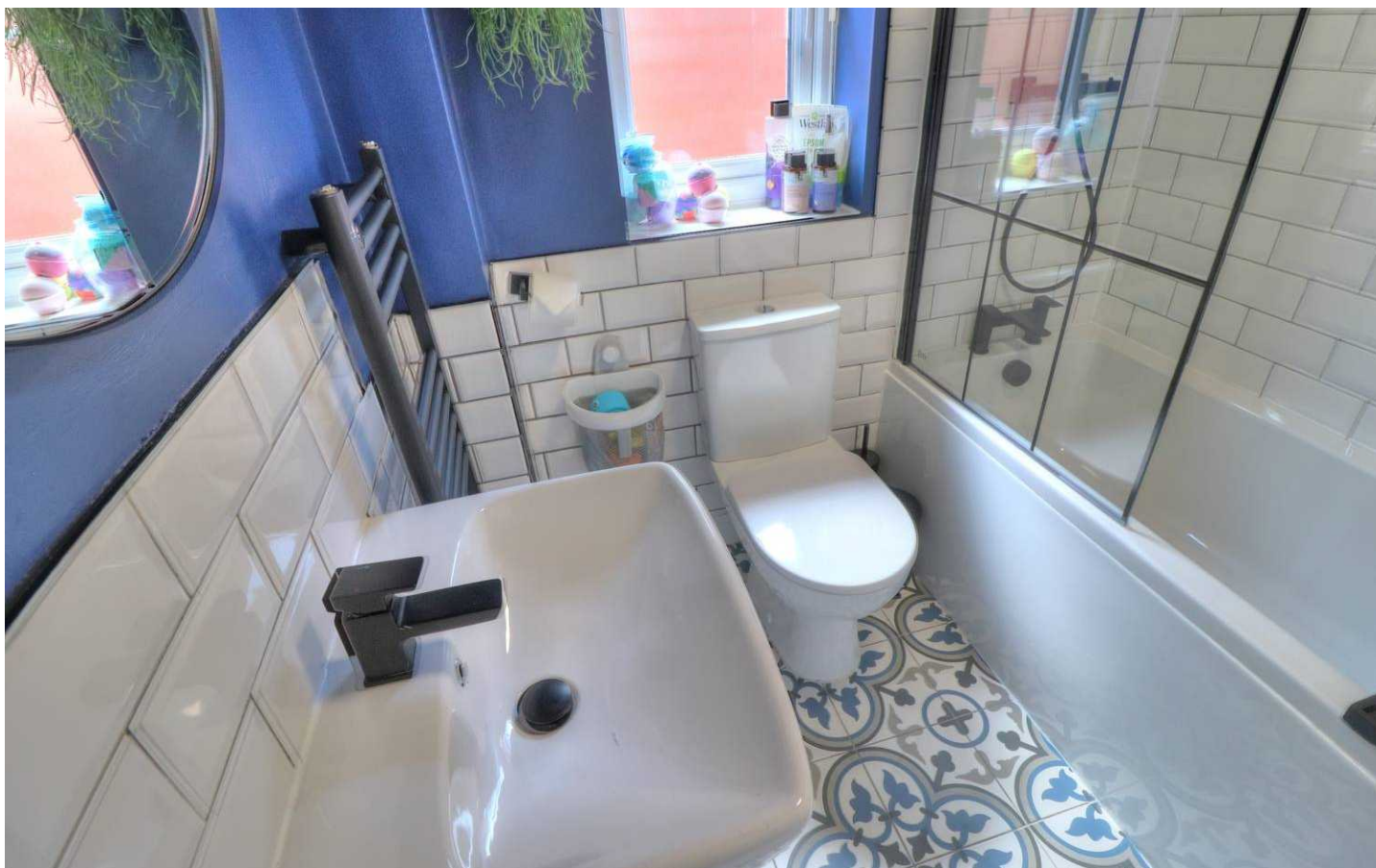
**Bedroom Two**

8' 8" x 9' 6" (2.64m x 2.90m)

**Bedroom Three**

9' 6" x 6' 8" (2.90m x 2.03m)

A spacious bedroom with upvc window, multiple power points, fully carpeted and warmed via single radiator.



## REAR GARDEN

A large private rear garden with artificial grassed lawn, raised decking area for al fresco dining, wood fenced border, external power points, wood storage shed and external water faucet.

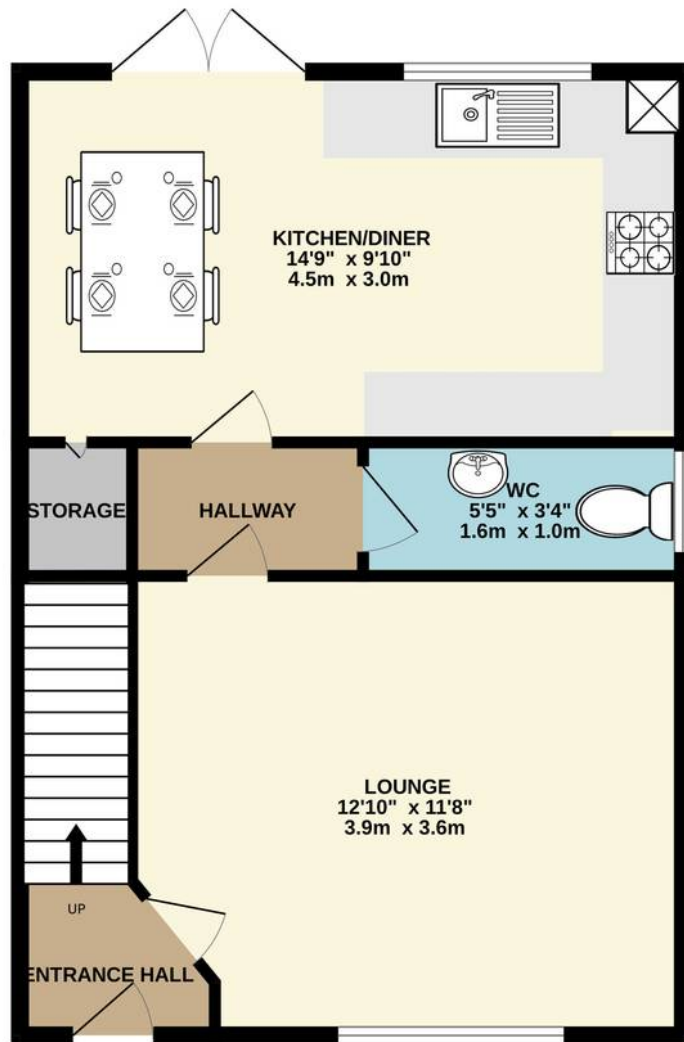
## DRIVEWAY

2 Parking Spaces

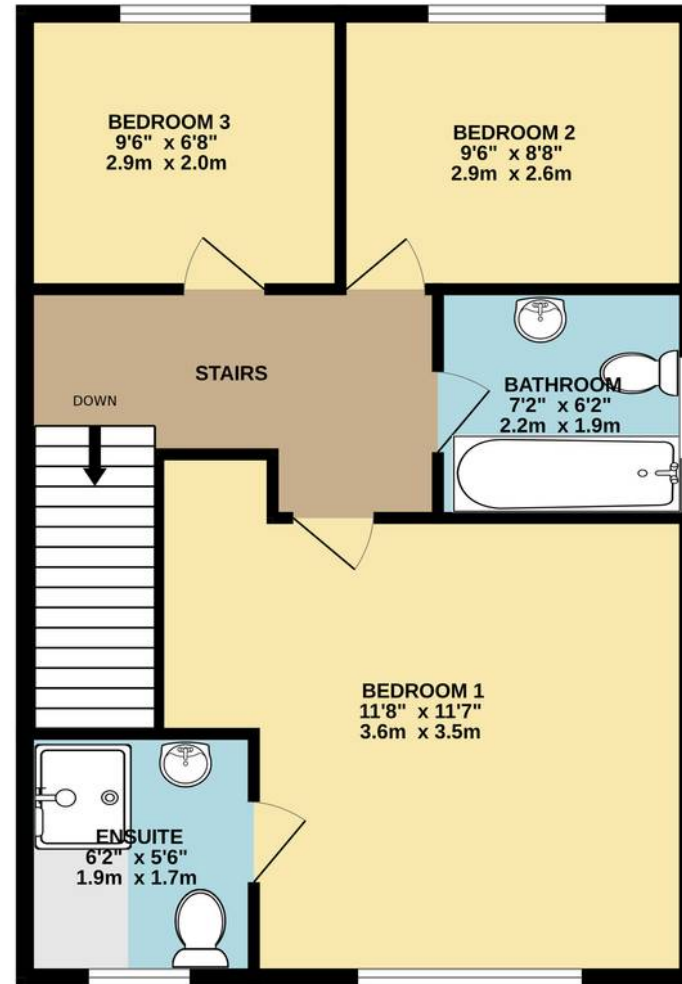
A tarmacked driveway to front providing parking for two cars with CCs Charging point and pathway leading to front door with side gated access to rear garden.



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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