

FOR SALE

4, Violet Street, Ince , WN3 4QS

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



4, Violet Street, Ince , WN3 4QS

Excellent semi-detached home located in Ince, ideal first time buyers home / investment.



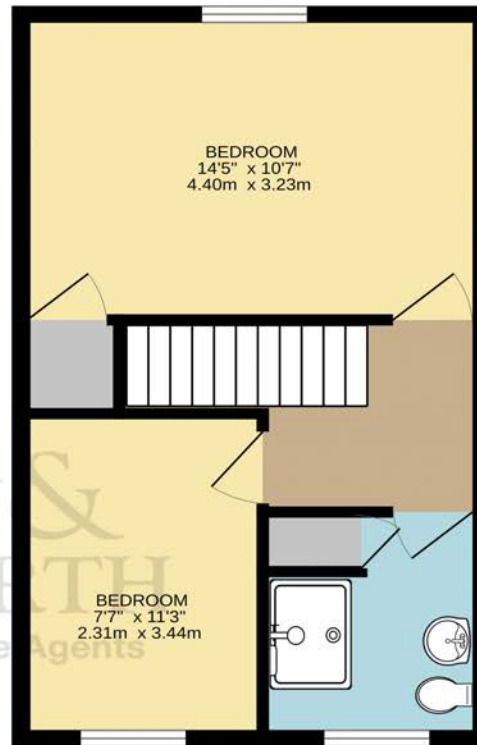
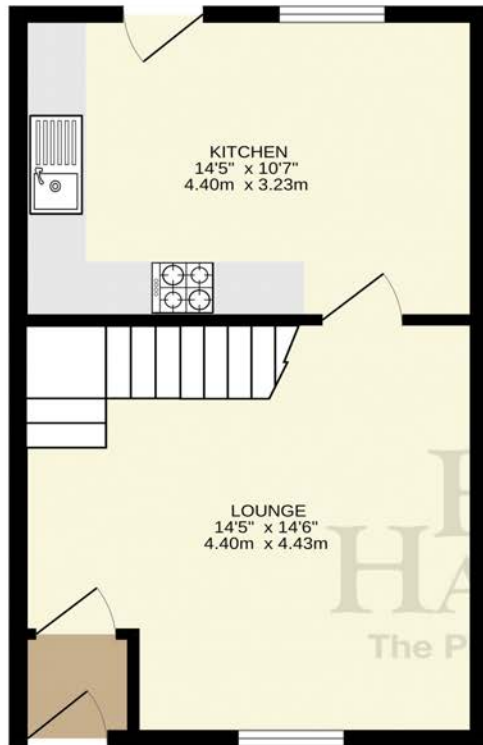
- Spacious semi-detached home
- Two double bedrooms
- On street parking / large back garden
- NO ONWARD CHAIN
- Good sized reception rooms
- Family bathroom / wet room
- Close to town centre / transport links
- 726 SQ. FT.

Now available for sale and located in the ever-popular area of Ince in Wigan is this excellent, two bed semi-detached home. Violet Street would make an ideal first-time buyers' property or an excellent investment opportunity. Now offered for sale with NO ONWARD CHAIN.

The property is situated close to Wigan town centre with all its amenities, bus and train station. Its also close to some excellent schools for all ages and is just a short drive to several major motorway networks. Internally the property needs some modernization, hence it's attractive price. In brief, the accommodation comprises of entrance vestibule, large formal lounge / sitting room located to the front with open stairs leading to the first floor and then a good-sized open plan kitchen / dining room to the rear. Up on the first floor the landing area opens to give access to a large master double bedroom located to the rear of the property, second smaller double bedroom to the front and a family bathroom / wet room.

Externally Violet Street has on street parking to the front whilst to the rear there is a larger than normal low maintenance garden area. Internal inspection is highly recommended to appreciate the properties potential, size and great location.



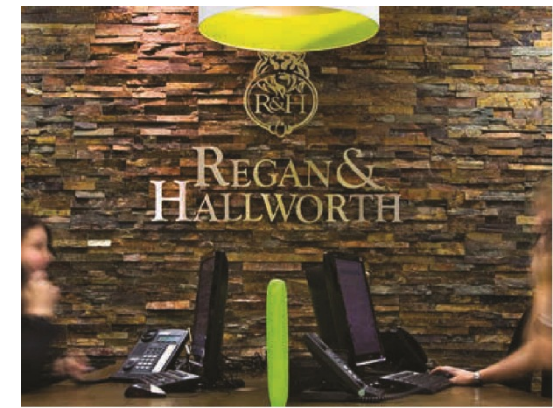


TOTAL FLOOR AREA : 726 sq.ft. (67.5 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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