

**FOR SALE**

25, Island Row, Ince, WN2 2LF

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996



## 25, Island Row, Ince, WN2 2LF

*Outstanding two bed period cottage located close to Wigan town centre and public transport links*

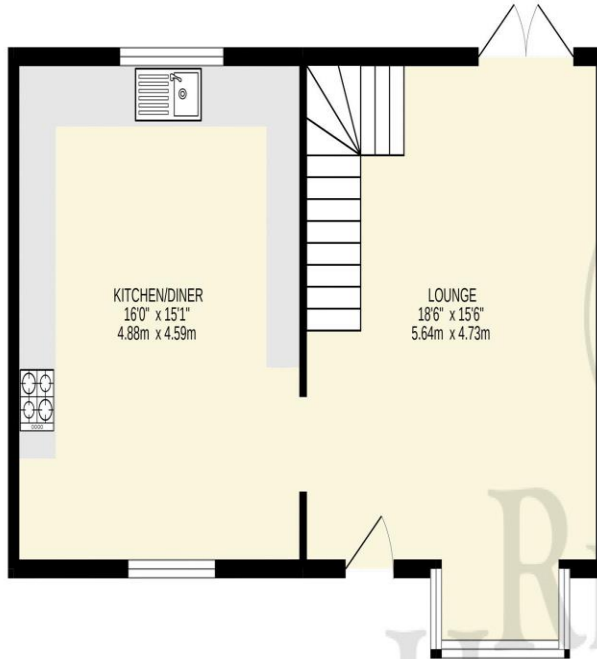


- Deceptively spacious period cottage
- Open plan kitchen / dining room
- Modern fitted family bathroom
- Close to amenities / transport links
- Superb sized reception room
- Two large double bedrooms
- Stunning gardens / parking
- 995 SQ. FT.

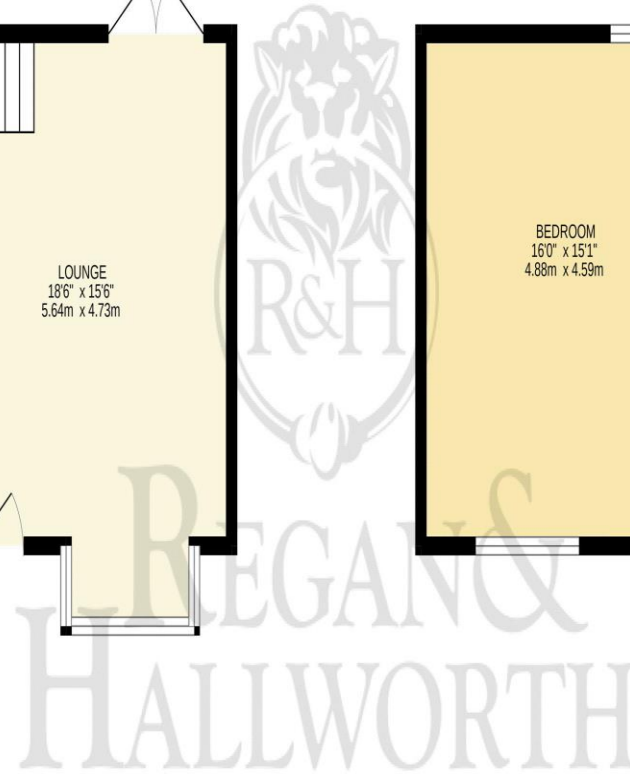
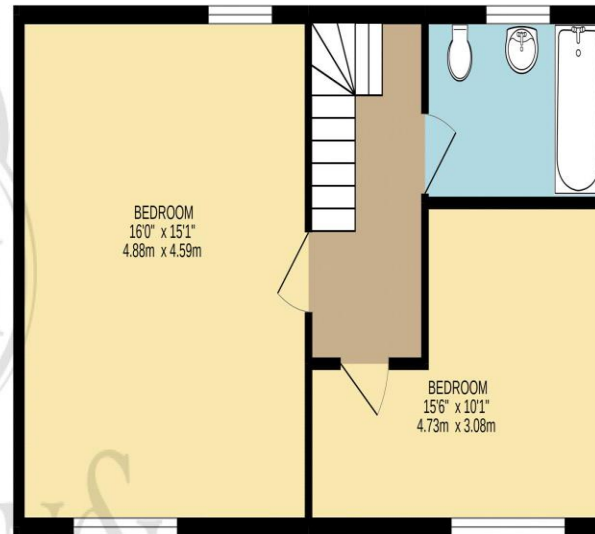
This is a rare and exciting opportunity to purchase a deceptively spacious two bed, period end cottage located in the popular area of Ince in Wigan. Island Row boasts excellent access to Wigan town centre which offers a range of amenities along with bus and train station. It's also close to a range of schools for all ages and several major motorway networks. Internally the deceptively spacious accommodation is set over two floors and has many original features you would expect from a cottage of this age. The current owners have sympathetically restored the property over a number of years now giving it the lovely feel it has along with being ready just to move into. On entering this double fronted property you are greeted by a light formal lounge / sitting room with feature oak beams and staircase along with log burning stove and patio doors leading out onto the gardens. On the other side of the property is a spacious open plan kitchen / dining room boasting a range of wall, base and drawer units, cooker and hob, area for dining table with chairs and striking oak beams. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom with windows to the front and rear, a second good sized double bedroom and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over. Externally this stunning property has a mature garden to the front with parking whist to the rear there is a private and well stocked garden. Internal inspection is highly recommended to truly appreciate the deceptive size, stunning finish and excellent location. The Council Tax Band for this property is A. Our vendor informs us that the property is Freehold. The tenure should always be confirmed by a legal representative.



**GROUND FLOOR**  
506 sq.ft. (47.0 sq.m.) approx.

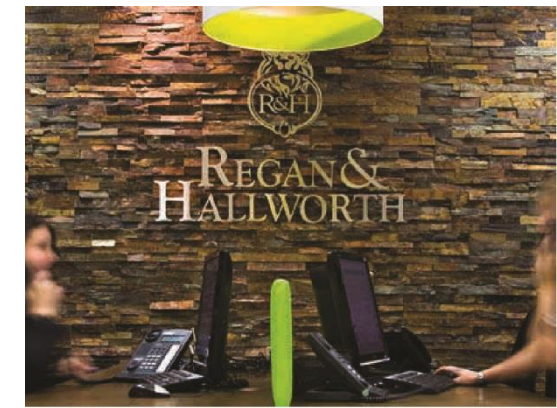


**1ST FLOOR**  
489 sq.ft. (45.5 sq.m.) approx.



**TOTAL FLOOR AREA : 995 sq.ft. (92.5 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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