

FOR SALE

7, Glenbranter Avenue, Ince , WN2 2JL

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 7, Glenbranter Avenue, Ince , WN2 2JL

*Exceptional two bed semi-detached family home located on a quiet cul-de-sac in Ince.*



- Superb semi-detached home
- Modern open plan kitchen / dining room
- Family bathroom / shower over bath
- Close to schools and amenities
- Spacious and versatile accommodation
- Two good sized double bedrooms
- Gardens and driveway
- 876 SQ. FT.

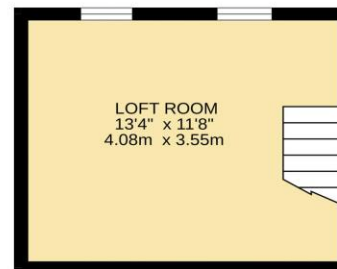
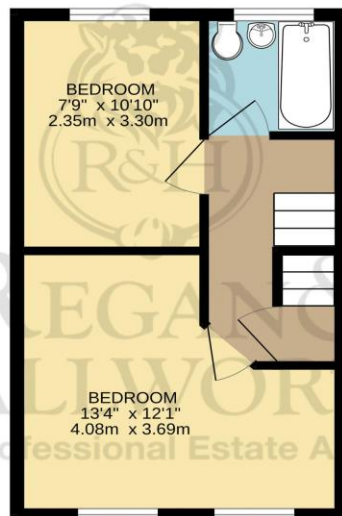
Located in the ever-popular area of Ince is this stunning two bed semi-detached family home. Glenbranter Avenue has been finished to an exceptionally high standard throughout with the added extra of the loft conversion which is being used as a home office / bedroom.

The property is situated close to the town centre with all its amenities, bus and train station, schools and is just a short drive to several major motorway networks. In brief the accommodation comprises entrance hallway, spacious lounge / sitting room located to the front, open plan kitchen / dining room to the rear with the kitchen offering a range of wall, base and drawer units and then access into the conservatory. Up on the first floor the property has a large master double bedroom located to the front, second double bedroom to the rear and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over. Stairs from the landing lead up to loft which has been converted and is being used as a home office / bedroom.

Externally the property has a well maintained and landscaped garden to the front with lawn and driveway to the side. To the rear there is a private and enclosed garden which is not overlooked and has patio area, faux grass lawn and shed. There is also a wooden gazebo which houses a 5 berth Hot Tub, which is included in the sale. Internal inspection is recommended to truly appreciate the deceptive size, excellent finish and outstanding location of this stunning home.





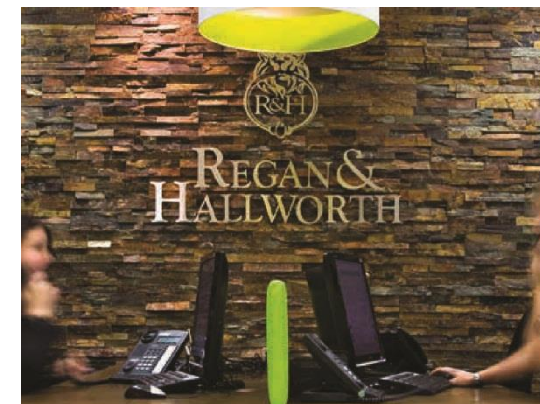


TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

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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