

262, Ince Green Lane, Ince, WN3 4RP

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

ESTD  
1996



## 262, Ince Green Lane, Ince, WN3 4RP

*Superbly presented & deceptively spacious home offering 859 SQFT of living space.*



- Stunning mid terrace home
- Generous amount of floorspace
- Modern fitted kitchen & bathroom
- Sunny westerly rear aspect
- 2 double bedrooms / open plan layout
- Ideal starter home
- Landscaped rear garden
- 859 SQFT

Totalling a sizeable 859 square feet of elegant & contemporary living space - this immaculately presented & substantial mid terrace home is significantly larger than the neighbouring properties in the area & would serve perfectly for any first time buyers looking for a turn-key home they can simply move straight into. Benefiting from a two-storey outrigger at the rear & lots of lovely period detail throughout, the property is set across two floors that in brief comprise; a main entrance hallway, large remodelled open plan lounge though diner with feature media wall, plus a contemporary fitted kitchen which boasts a range of integrated appliances. Upstairs there are two generous double bedrooms plus there is a modern & spacious 4-piece principal bathroom suite. Externally there is a fully landscaped, low maintenance rear garden which is finished with an Indian Stone patio area & synthetic lawn, plus the rear enjoys a sunny westerly aspect & therefore lots of afternoon sun. Locally, the home is enviably positioned just a short drive into the town centre of Wigan. Numerous shops & amenities are also on the home's doorstep, including a doctor's surgery across the road, plus easy access to the Ince Brook & some lovely walks around picturesque ponds and flashes. Early viewings are essential to appreciate the home on offer.





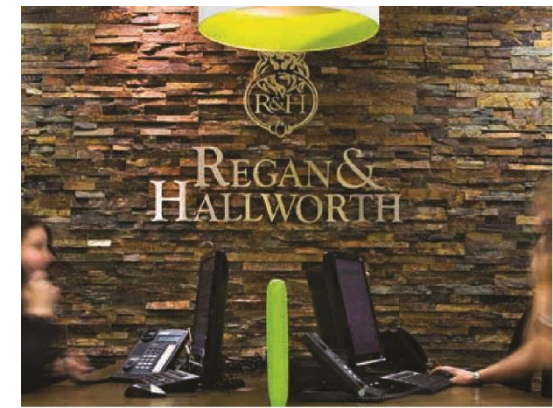


TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

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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