

FOR SALE

1, Crompton Street, Ince , WN3 4UN

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



1, Crompton Street, Ince , WN3 4UN

Excellent three bed semi-detached family home located in the popular area of Ince in Wigan.



- Superb semi-detached family home
- Great sized reception rooms
- Modern fitted kitchen with cooker
- Three good sized bedrooms
- Bathroom / shower over bath
- Large gardens / driveway / garage
- Close to schools and amenities
- 979 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this deceptively spacious, three bed semi-detached family home. Crompton Street is situated in the popular area of Ince in Wigan boasting easy access to local amenities and the town centre, schools for all ages, public transport links and is just a short drive to several major motorway networks. Internally the property offers just over 970 square feet of modern accommodation set over two floors which in brief comprises entrance hallway, large formal lounge / sitting room located to the front which is open planned to a good-sized dining area to the rear. Off the dining area is the modern fitted kitchen which offers a good range of wall, base and drawer units along with cooker and door leading into the integral garage which could easily be converted into an additional reception room. Up on the first floor there are two good sized double bedrooms, a third single bedroom and a modern fitted family bathroom with shower over bath. Externally the property is sat on a large corner plot with gardens and driveway. There is the potential to extend over the garage to the side which would create another bedroom and en-suite if needed. Internal inspection is recommended to fully appreciate the property's size and its great location.





TOTAL FLOOR AREA : 979 sq.ft. (90.9 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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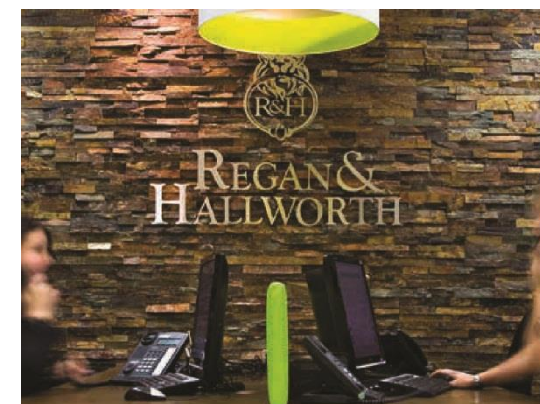
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



WIGAN OFFICE

4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com