

**FOR SALE**

32, Pennington Lane, Ince, WN2 2HH

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

ESTD  
1996





## 32, Pennington Lane, Ince, WN2 2HH

*A spacious & comprehensively refurbished three bed semi-detached family home.*



- Spacious semi-detached house
- Three excellent bedrooms
- Lounge and Study
- Freehold
- Recently renovated
- Newly fitted kitchen diner
- Driveway & good sized gardens
- 861 SQ.FT.

This traditional style, solidity built, semi-detached house has been recently refurbished to offer charming and deceptively spacious three bedroomed accommodation perfect for any families looking for a home they can move straight into and unpack. Refurbished by the current owners the electrics and heating have been updated, and all the windows and doors are double glazed ensuring the home is nice and warm and energy efficient.

The interior has been completely updated and freshly decorated with a stylish neutral decor running throughout. Notable highlights include three really good sized bedrooms, a recently fitted sleek high gloss kitchen diner located to the front, a spacious rear lounge with aspects over the garden, ground floor study and a modern fully tiled family bathroom upstairs.

What also makes the house stand out is the size of the plot. Boasting a front garden together with a good sized driveway, the rear garden its larger than average. This is an ideal family home in which to create lasting memories.









TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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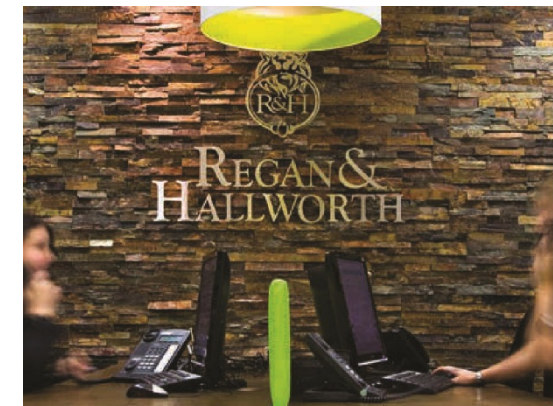
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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.



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