

**FOR SALE**

323, Manchester Road, Ince , WN2 2LA

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

ESTD  
1996





## 323, Manchester Road, Ince , WN2 2LA

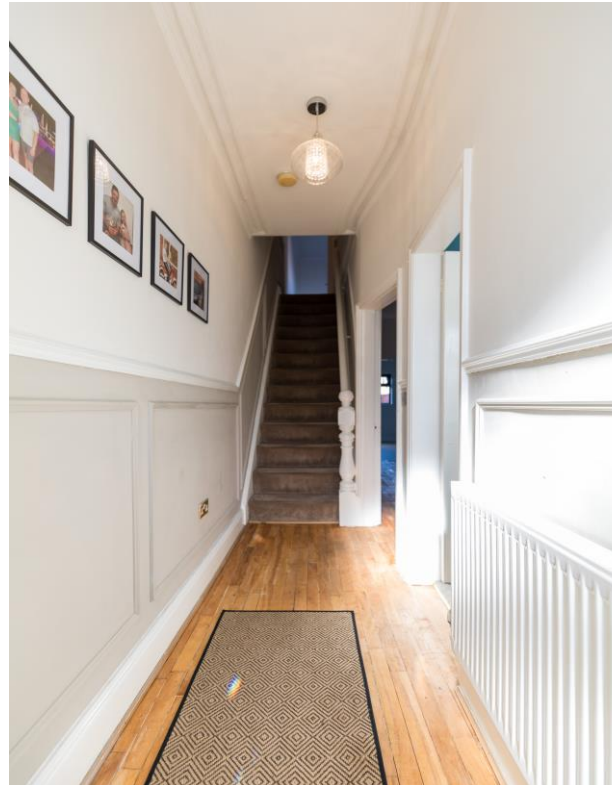
*Exceptional end-terrace home that boasts spacious and versatile accommodation set over three floors.*



- Large bay fronted end-terrace home
- Modern fitted kitchen with appliances
- Family bathroom with shower over bath
- Close to amenities and schools
- Spacious and versatile accommodation
- Four / five good sized bedrooms
- Gardens / parking / garage
- 1844 SQ. FT.

This is a truly rare and exciting opportunity to purchase a period, bay fronted end terrace home that boasts large and versatile accommodation along with an exceptional finish throughout. The property is situated along Manchester Road in the popular area of Ince boasting excellent access to the town centre with all its amenities, bus and train station, schools for all ages, bus route and close to several major motorway networks. Manchester Road has just over 1800 square feet of contemporary accommodation which in brief comprise of entrance hallway, large formal lounge / sitting room located to the front with bay window, large separate dining room with large under stair store cupboard, modern fitted kitchen to the rear offering a range of wall, base and drawer units along with some appliances and then a self-contained reception room which was used as a bedroom with en-suite wet room. This room could easily be used as another lounge or home office. Up on the first floor there is a large master double bedroom located to the front of the property, two more good sized double bedroom and then a modern fitted family bathroom comprising of wc, sink unit and bath with shower over. Off the landing there are stairs that lead up to a loft room which has been used as a bedroom ( five ) or a home office. Externally the property has a walled front garden with off road parking. To the rear there is an enclosed private yard and garage. Internal inspection is highly recommended to truly appreciate the deceptive size, outstanding finish and excellent location of this spacious family home.

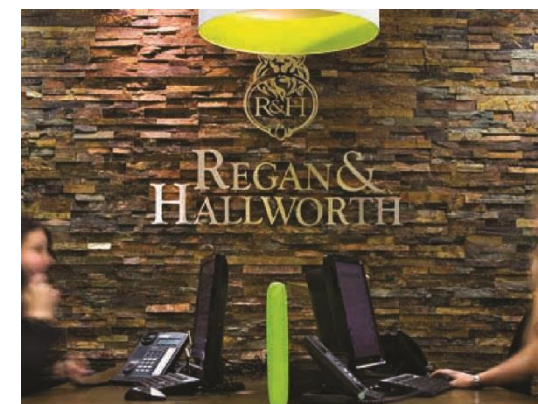






**TOTAL FLOOR AREA : 1844 sq.ft. (171.3 sq.m.) approx.**

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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