

24, Banner Street, Ince , WN3 4NA





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*Spacious semi-detached true bungalow offered to the market with no chain delay.*



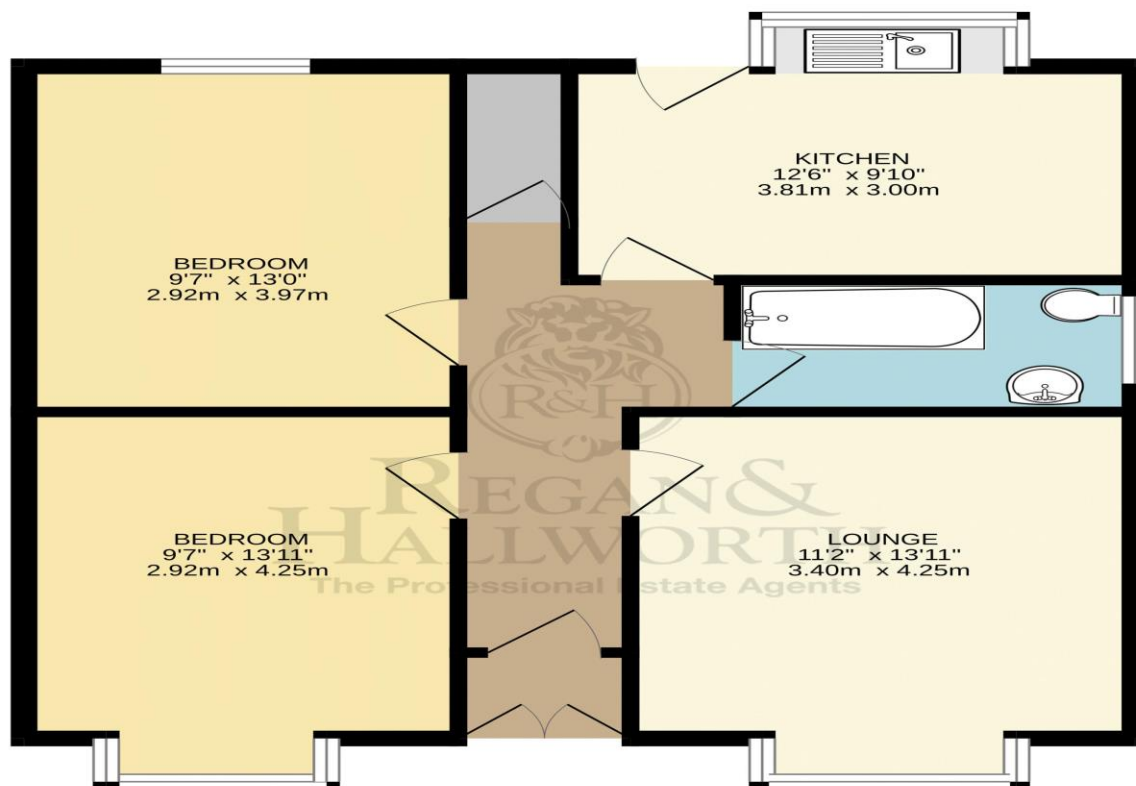
- 1930s semi-detached true bungalow
- 2 bedrooms / 1 reception room
- Excellent potential to upgrade
- Ideal for retired clients
- Quiet residential setting
- Sunny westerly rear aspect
- Available chain free
- 650 SQFT

Tucked away down a quiet, little residential street where properties rarely come on the market, this detached true bungalow is the perfect purchase for any retired clients seeking all of the convenience of one floor living, coupled with a quiet residential setting. Brimming with potential for someone to purchase and make their own, the bungalow is conveniently positioned close to Wigan Town Centre & its numerous shops / amenities, plus train stations. The property itself in brief comprises; a hallway, main lounge, a fitted kitchen, principal bathroom suite & two bedrooms. Externally, the garden to the rear is private & generous enough to accommodate extensions. The rear is fairly low maintenance, plus because of the westerly facing aspect, it enjoys lots of late summer sun. Early viewings are highly recommended. Furthermore, the property is offered to the market with the added benefit of no chain delay.









**TOTAL FLOOR AREA : 650 sq.ft. (60.3 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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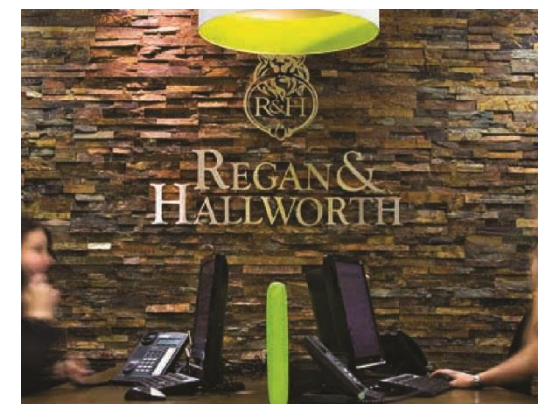
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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