

**FOR SALE**

41, Brookbridge Road, Ince, WN2 2BN





## 41, Brookbridge Road, Ince, WN2 2BN

*A smart contemporary 3 bed semi-detached house.*

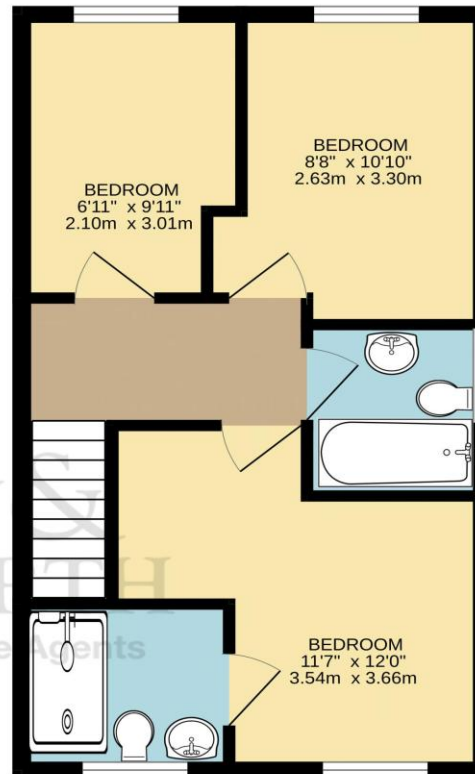
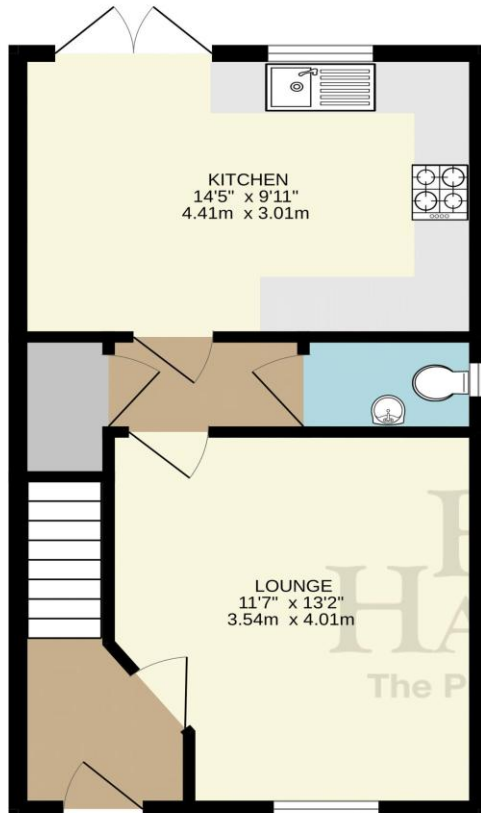


- Contemporary 3 bed home
- Smart fitted kitchen diner
- Ground floor WC
- 2 car driveway & private gardens
- 7 year NHBC guarantee
- Ensuite and fitted wardrobes to master
- Immaculately presented
- 762 SQ.FT. / Freehold

Enviably located on a new Barratts development, tucked away down a private tree-lined lane, close to Walmesley Park is this impressive 3 bedroom semi-detached freehold home. Upon entering this modern three-bedroom semi-detached house, you are greeted by a tastefully decorated interior that instantly exudes a sense of warmth and comfort. This ideal property for first-time buyers and families boasts a range of desirable features, including a ground floor W.C for convenience, an en-suite shower room providing a touch of luxury, high quality flooring and a smart contemporary kitchen diner with integrated appliances. The property also benefits from a two car driveway, highly efficient double glazing and gas central heating. The master bedroom also benefits from built-in wardrobes. Externally, the property continues to impress with its private rear garden, featuring a lush lawn and garden shed. In summary, this property is a true gem that combines modern design with practicality and comfort, creating a welcoming home that is sure to appeal to a range of buyers. With added upgrades from the original purchase and a private resident play area for the community's enjoyment, this semi-detached house offers not just a place to live, but a lifestyle to be enjoyed.







TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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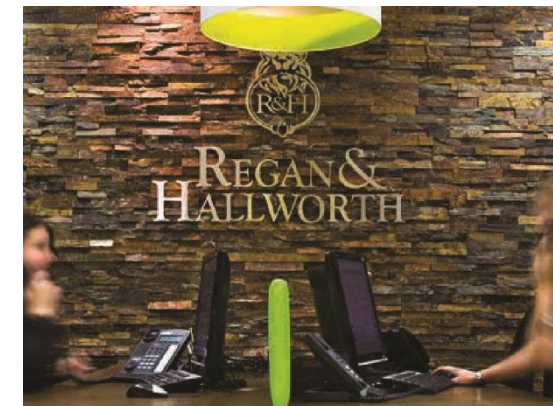
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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