

FOR SALE

2, Church Street, Ince , WN3 4RF



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Excellent three bed end-terrace home located in the ever popular area of Ince in Wigan.

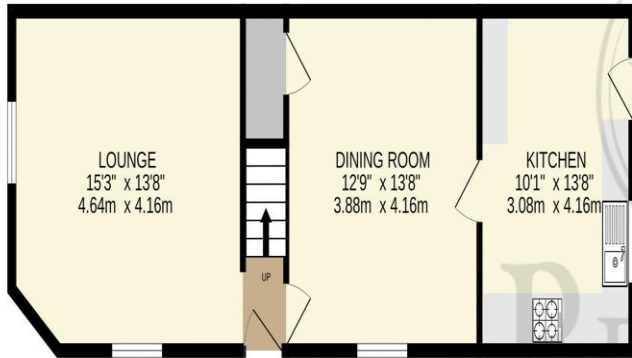


- Spacious end-terrace home
- Modern fixed kitchen / breakfast room
- Recently fitted family shower room
- Close to town centre and schools
- Superb sized reception rooms
- Three excellent sized bedrooms
- Good sized and private rear garden
- 1109 SQ. FT.

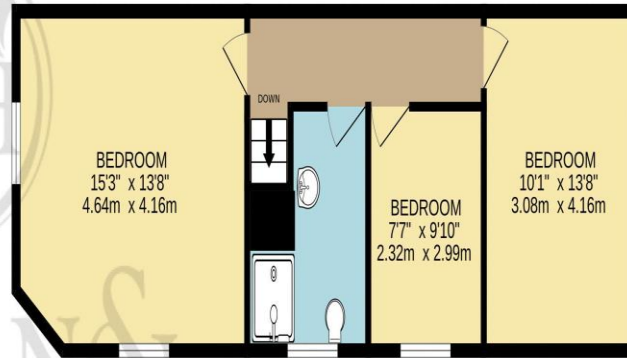
Located along a cobbled street in the ever-popular area of Ince in Wigan sits this impressive three bed, end terrace home. Church Street has been finished to an excellent standard throughout offering spacious accommodation set over two floors. This stunning home would make an ideal first-time buyers' property due to its turn key condition or even an excellent investment opportunity. The property offers easy access into the town centre with all its amenities, bus and train station, close to some outstanding schools for all ages and near Ambers Wood Nature Reserve. In brief the accommodation comprises of entrance hallway, large formal lounge / sitting room with feature log burning stove, separate dining room and then a modern fitted kitchen / breakfast room offering a range of wall, base and drawer units. Up on the first floor there are two large double bedrooms, a third smaller double bedroom and then a modern and recently fitted family bathroom with wc, sink unit and large walk-in shower. Externally the property has on street parking to the front and side and to the rear there is a well maintained and low maintenance private garden. Internal inspection is highly recommended to truly appreciate the properties deceptive size, great finish and its superb location.



GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



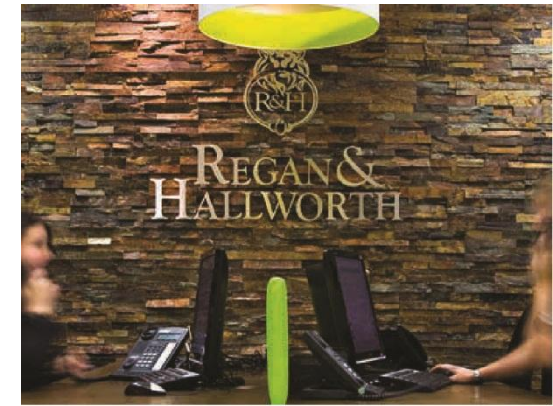
1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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