

8, Chatsworth Avenue, Ince, WN3 4PJ



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Spacious 2 bed semi-detached house backing onto Nature Reserve.

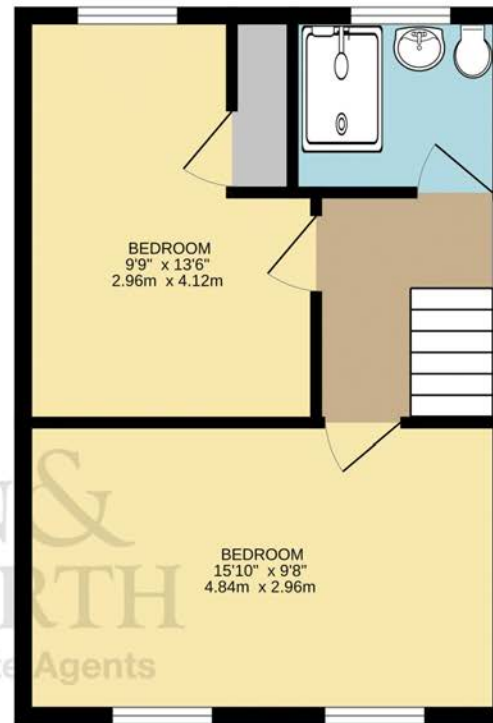
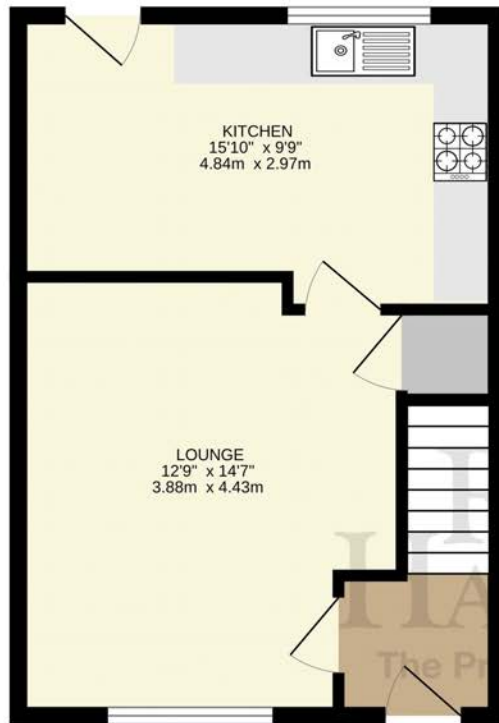


- Two bed semi-detached house
- Ample off road parking
- Private gardens not overlooked
- Modernised shower room
- Backs onto Nature Reserve
- Good energy rating
- Spacious lounge & kitchen diner
- 737 SQ.FT. / No chain / Freehold

Tucked away on a quiet residential street directly backing onto the scenic Amberswood Nature Reserve, this well-presented and competitively priced semi-detached home offers excellent value for money, spacious accommodation, and an enviable location that perfectly balances peace, privacy, and convenience. Ideal for first-time buyers, small families, or downsizers, the property provides well-proportioned two-bedroom living space with the added appeal of not being overlooked to the rear—offering a rare opportunity to enjoy tranquil surroundings while still being close to essential transport links and amenities. The location is a real highlight. With Amberswood Nature Reserve quite literally on the doorstep, residents can enjoy direct access to beautiful woodland walks, cycle paths, and natural open space right from the back garden—perfect for dog walkers, outdoor enthusiasts, or anyone seeking a more relaxed lifestyle. Despite the peaceful setting, the home remains extremely well-connected: Ince railway station is close-by offering regular services to Wigan, Bolton, and Manchester. Major road and motorway links are also easily accessible, and Wigan town centre is only a 10-minute drive, providing a wide range of shops, restaurants, schools, and leisure facilities. The property itself features a traditional semi-detached layout with spacious room sizes throughout. The ground floor includes a bright and welcoming lounge, a well-proportioned kitchen/dining area, and a rear garden with direct views and access onto the nature reserve—ideal for outdoor entertaining or simply relaxing in a peaceful environment. Upstairs, there are two generously sized double bedrooms and a modernised shower room. Further benefits include gas central heating, double glazing throughout, and off-road parking. Offering a rare blend of affordability, space, and location—backing onto protected green space yet just minutes from excellent transport links—this home represents a fantastic opportunity and must be viewed to be fully appreciated.







TOTAL FLOOR AREA : 737 sq.ft. (68.5 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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