

263, Warrington Road, Ince, WN3 4QH





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*Exceptional Investment & Development Opportunity*



- Investment / development opportunity
- Require cosmetic updating
- Recently upgraded gas central heating
- Sensibly priced & no chain delay
- Two bedrooms
- Full double glazing
- Repointed to front / Refurbished roof
- 793 SQ.FT.

Investment & Development Opportunity. Enquiries & Viewings: Please contact our office for further details or to arrange an appointment. This vacant property presents an excellent opportunity for investors, developers, or buyers looking to add value.

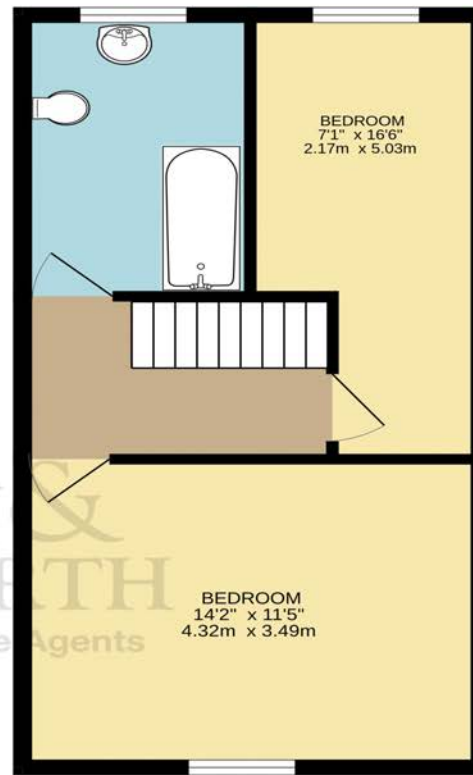
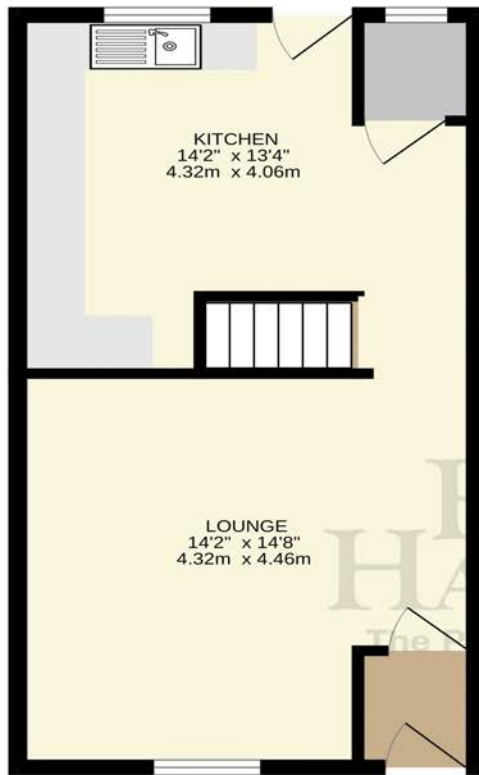
Sensibly priced to reflect the need for some cosmetic updating, the home already benefits from a number of major improvements, giving any purchaser a strong head start. Key upgrades include modern double-glazed windows, the front elevation has been rebuilt, a refurbished roof, and a high-quality Worcester boiler and central heating system installed only a few years ago. In an area highly sought-after by renters, the property is superbly located close to the town centre and within easy walking distance of the train station, offering direct commuter links to Bolton and Manchester.

A typical two-bedroom terraced property in this location will comfortably achieve between £800 – £850 per calendar month, ensuring a strong and immediate return on investment, along with excellent long-term prospects for capital growth. With excellent transport connections, everyday amenities nearby and consistent rental demand, this opportunity is ideal for those seeking a buy-to-let investment, refurbishment project, or future resale. Early viewing is highly recommended to fully appreciate the potential on offer.









TOTAL FLOOR AREA : 793 sq.ft. (73.7 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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