

17, Deakin Street, Ince, WN3 4NE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

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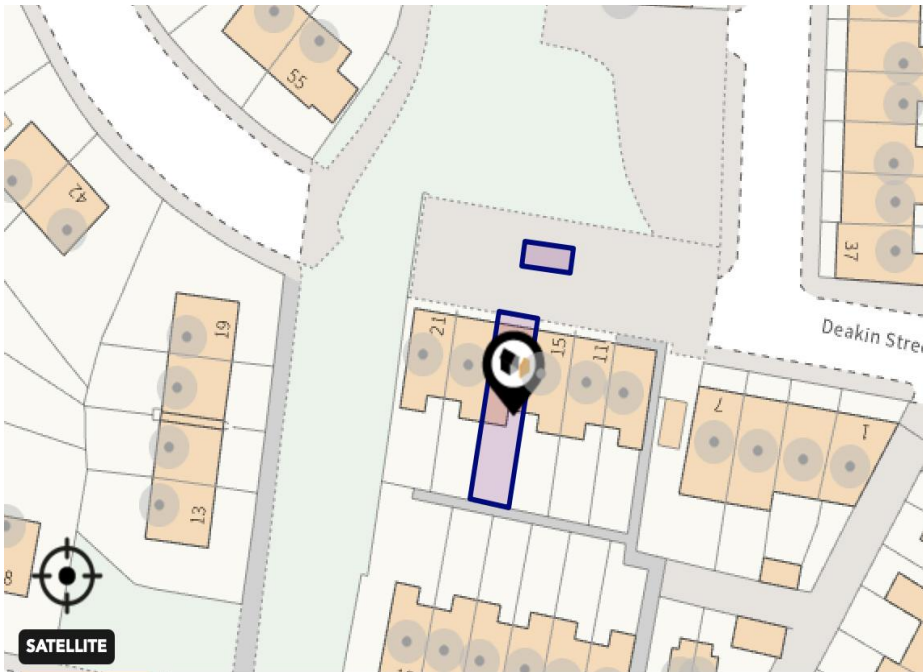
Superb two bed starter home



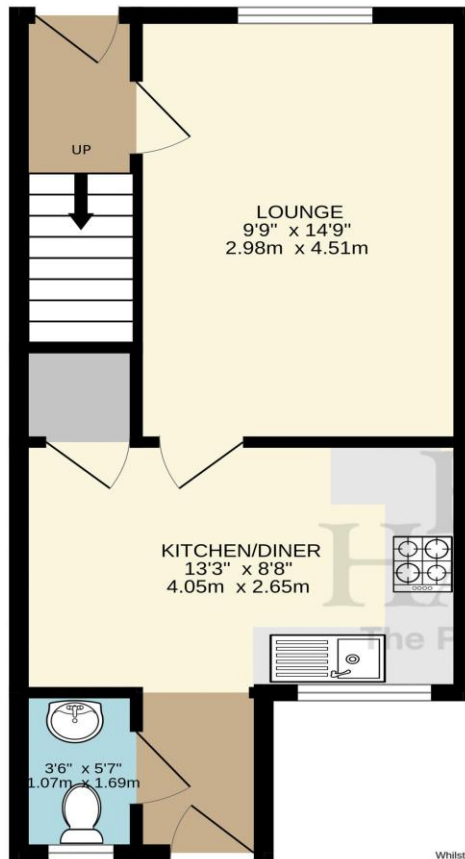
- Modern 2 bed town house
- Off road parking for 2 cars
- Low maintenance & energy efficient
- Downstairs WC
- Quiet residential street
- Fully enclosed rear garden
- Close to rail & motorway networks
- 664 SQ.FT. / Freehold & No chain

This is the perfect first step onto the property ladder – a home where you can simply unpack, settle in, and start making memories. Step inside this lovely home and you'll find a welcoming entrance hall with stairs leading up to the first floor. At the heart of the home is a bright and spacious lounge, perfect for cosy nights in or relaxing after a long day. The kitchen diner is a good size, fitted with plenty of cupboards, worktop space and integrated appliances, and the open layout makes it easy to cook, eat and catch up with friends or family at the same time. From here, a rear porch leads out to the garden and also gives access to a handy downstairs cloakroom/WC. Upstairs, there are two comfortable double bedrooms and a modern bathroom which is fitted with a clean white suite and shower over the bath – ideal for busy mornings or a relaxing soak in the evening. Outside, the rear garden is fully enclosed with both a lawn and a patio area – a perfect spot for summer barbecues or simply enjoying a bit of fresh air. The property is tucked away from the main road on a private lane, with off road parking for 2 cars to the front and pleasant aspects across a green space. The interior offers fresh white walls and modern flooring (with a brand new vinyl floor due to be installed in the kitchen), this home is ready for you to move straight in and make it your own. For those who commute, it's just a short walk to the train station with direct links to Manchester, while excellent road and motorway connections make it easy to reach Bolton, Preston, Liverpool and beyond.

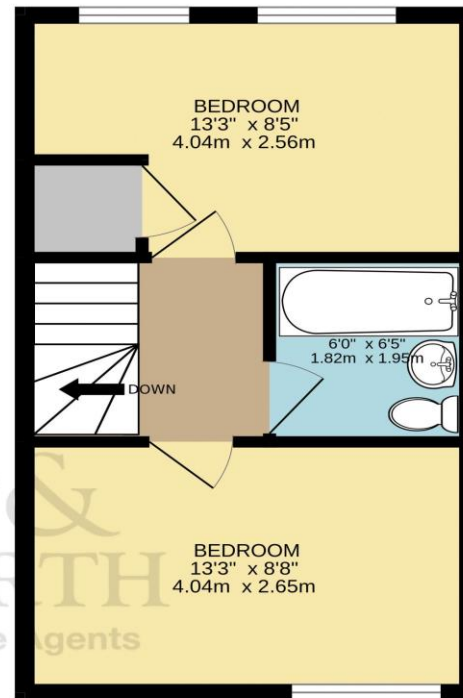




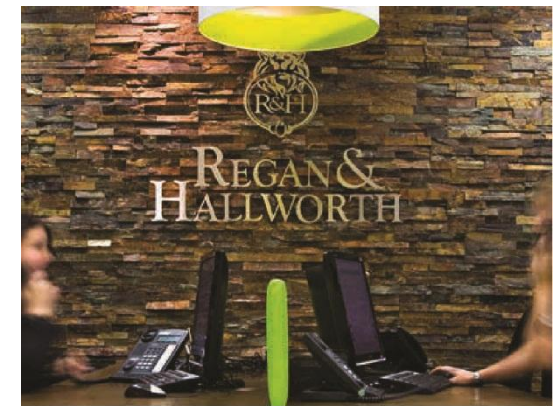
GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.6 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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