

**FOR SALE**

13, King Street, Ince, WN2 2EL

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

ESTD  
1996





## 13, King Street, Ince, WN2 2EL

*Well appointed end townhouse in quiet little cul-de-sac & available chain free.*



- Well appointed end townhouse
- Perfect for a first time buyer
- Quiet cul-de-sac setting
- Available chain free
- 2 bedrooms / 1 reception room
- Choice position on close
- Close to town centre
- 726 SQFT

Offering excellent value for money for today's busy market, this keenly priced end townhouse would be ideal for any first time buyers looking to get onto the property ladder, or even any investors seeking an easy to rent addition to their portfolio. The property itself boasts easy access to Wigan Town Centre with all its amenities, bus and train station along with schools and is just a short distance to a number of major motorway networks.

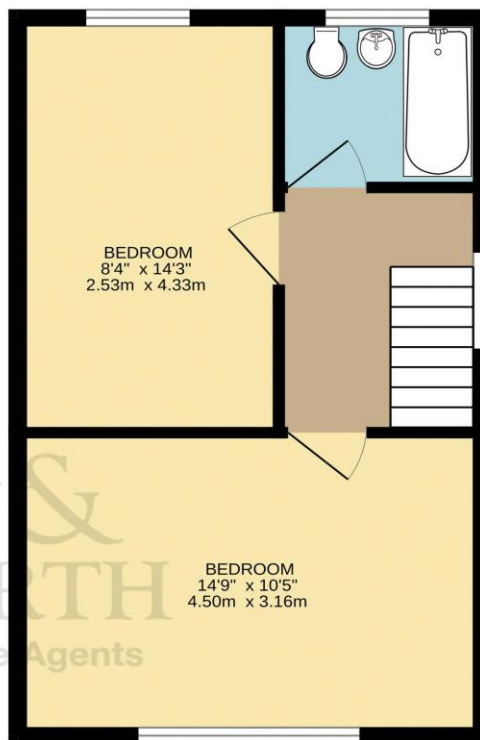
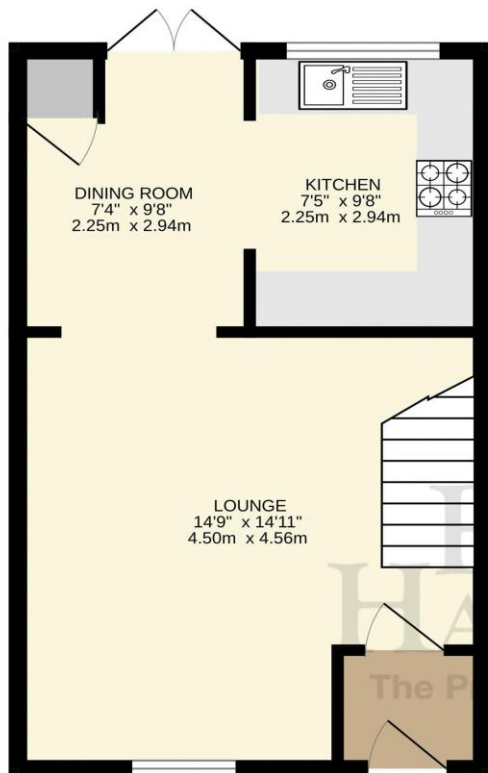
Internally the accommodation has been beautifully maintained throughout & is ready for any prospective buyers to simply move in and start unpacking. In brief the home comprises; an entrance hallway, good sized main lounge & rear dining area which incorporates a modern fitted kitchen. Upstairs there are two generous bedrooms and then a modern fitted family bathroom suite.

Externally to the rear there is a larger than average garden area made up of paved patio and lawn area. To the front is a spacious driveway for off road parking. Internal inspection is highly recommended to appreciate the properties location & condition. No chain delay.









TOTAL FLOOR AREA : 726 sq.ft. (67.4 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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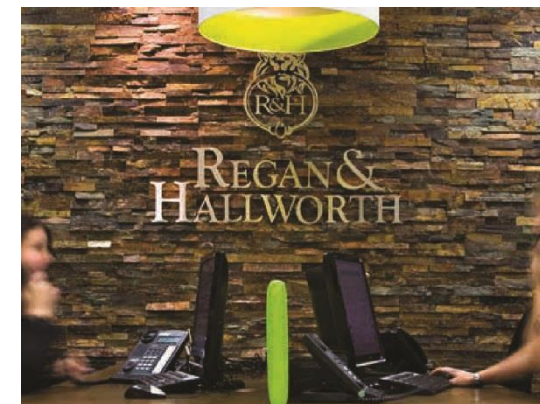
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LR Finance

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.



#### WIGAN OFFICE

4-6 Library Street, Wigan  
Lancashire WN1 1NN  
01942 205555  
wigan@reganandhallworth.com

#### STANDISH OFFICE

8 High Street, Standish  
Wigan WN6 0HL  
01257 473727  
standish@reganandhallworth.com

#### PARBOLD OFFICE

5-7 Station Road, Parbold Village  
Lancashire WN8 7NU  
01257 464644  
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com