



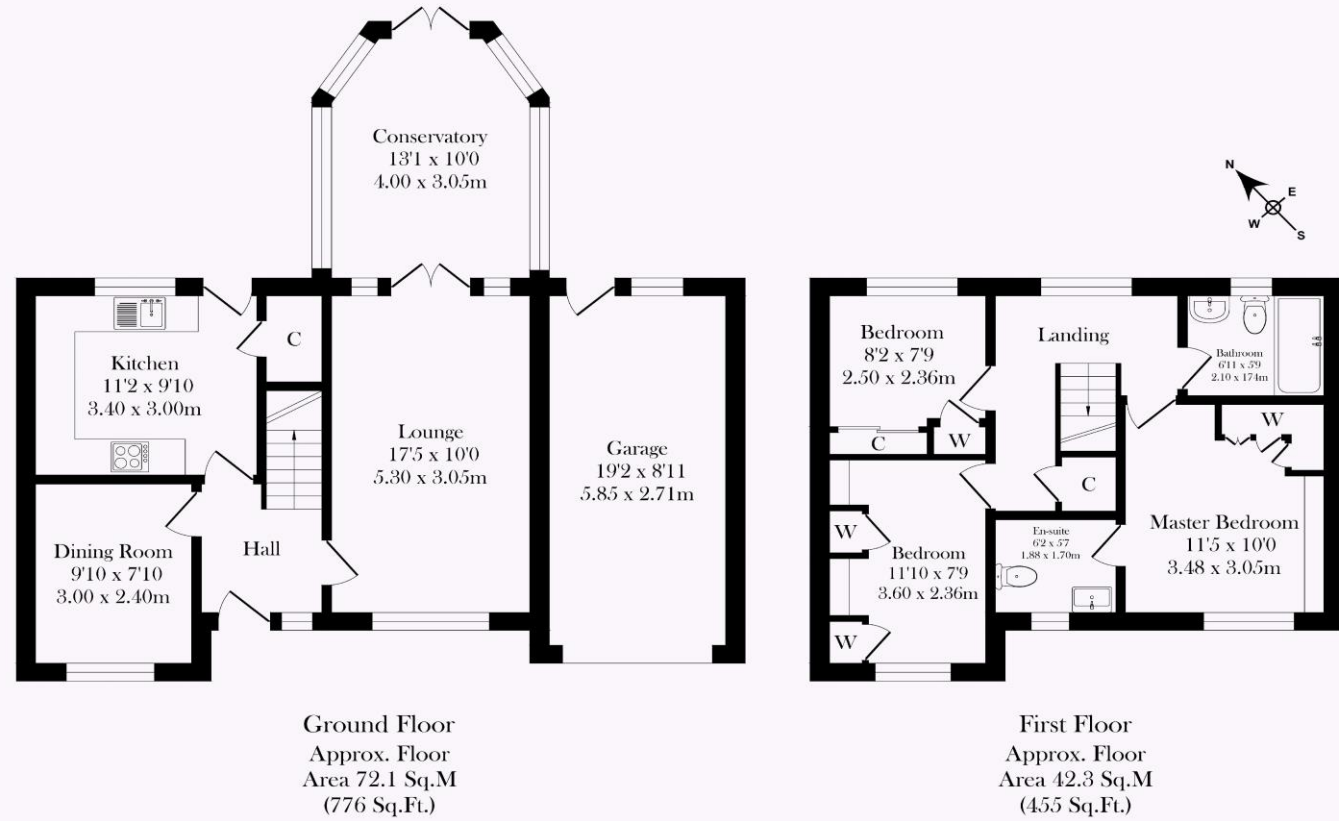
TRACY PHILLIPS

Estates



TRACY PHILLIPS

Estates



Total Approx. Floor Area 114.4 Sq.M. (1231 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



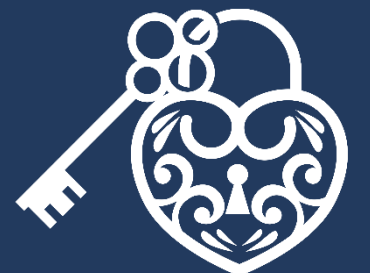
01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

Asking Price £274,400

Waters Reach, Ince, Wigan



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

This wonderful detached property is nestled into a safe and popular cul-de-sac within a two minute walk of the Leeds-Liverpool Canal. There is a lovely lawned front garden and a large driveway leading to the single garage.

Inside, there is a hallway with laminate flooring and oak doors to the reception rooms and kitchen. There is also a spacious lounge with a central gas fire, and light floods through the window and patio doors that lead into the conservatory. The conservatory has a tiled floor and radiator. There is also a separate dining room at the front of the property and a good-sized kitchen at the rear with fitted units incorporating a gas hob, tiled flooring and a good-sized storage cupboard. An Oak bannister leads upstairs, where you will find the master bedroom which has fitted wardrobes and benefits from an en-suite shower room with corner shower, sink, w.c. and heated towel rail. There are two further double bedrooms, both with fitted wardrobes. The family bathroom has a bath with a power shower over, sink, w.c. and heated towel rail.

Externally, there is a good-sized driveway providing off road parking for multiple vehicles and access to the garage. The rear sunny garden is private and faces North East. There is a wraparound patio area and the garden is laid to lawn. There are electric points externally and soffit lighting.

Viewings are highly recommended and are invited to fully appreciate this impressive family home.





