



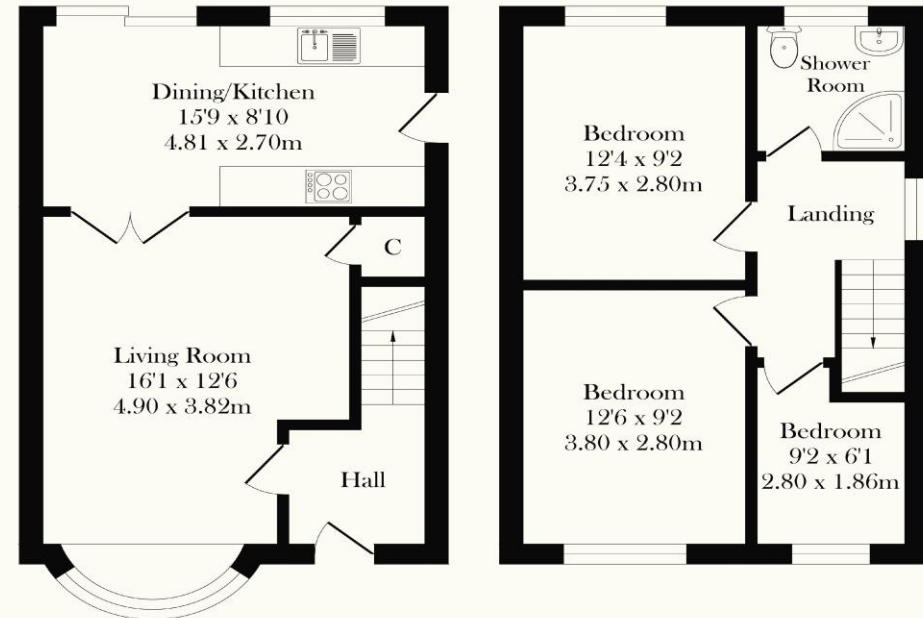
TRACY PHILLIPS

Estates



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Ground Floor
Approx. Floor Area 38.6 Sq.M (415 Sq.Ft.)

First Floor
Approx. Floor Area 37.2 Sq.M (400 Sq.Ft.)

Total Approx. Floor Area 75.8 Sq.M. (815 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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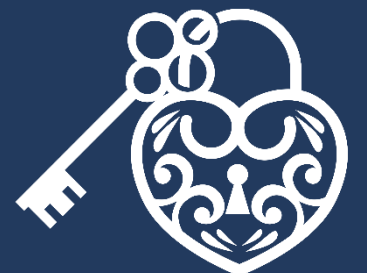
enquiries@tracyphillipsestates.com

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Asking Price: £175,000

Elizabethan Drive, Ince, Wigan

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Welcome to this charming family home, perfectly situated with an array of appealing features both inside and out. As you approach, you are greeted by a beautifully maintained front garden, adorned with vibrant shrubs and flowers and complemented by a lush lawn. The driveway offers ample parking space and leads to a newly built detached single garage.

Step inside to the welcoming hallway, boasting stylish tiled flooring. The lounge, located at the front of the property, features a delightful bay window and French doors that open into the spacious kitchen diner. The kitchen diner is fitted with modern, integrated appliances including a fridge freezer and washing machine, and provides convenient access to the side of the property. From here, patio doors lead you to the exquisite rear garden. The rear garden is a true haven, featuring an oval lawn surrounded by a lovely patio area, and a variety of beautiful flowers and shrubs, perfect for relaxation and outdoor entertaining.

Ascending to the first floor, you will find a newly fitted bathroom complete with a corner shower, WC, and sink. The property offers three well-appointed bedrooms. The first double bedroom is located at the rear, providing a peaceful retreat. The second double bedroom is situated at the front and includes fitted wardrobes for ample storage. The third bedroom is a single room, also equipped with fitted wardrobes and additional units.

Viewings are welcome and highly recommended.





