

11, Haweswater Avenue, Ince , WN2 2PH

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

 ESTD
1996



11, Haweswater Avenue, Ince , WN2 2PH

Excellent three bed semi-detached home located in the Ince area of Wigan.



- Spacious semi detached family home
- Well equipped fitted kitchen
- Modern fitted family bathroom
- Close to schools and amenities
- Two good sized reception rooms
- Three good sized bedrooms
- Gardens to the front and rear
- 950 SQ. FT.

Now available for sale and located in the popular area of Ince in Wigan sits this impressive, three bed semi detached home. Haweswater Avenue boasts excellent access into the town centre which offers a range of amenities along with bus and train station, some excellent schools for all ages and is just a short drive to several major motorway networks. Internally the property offers spacious accommodation set over two floors which in brief comprises entrance hallway, large formal lounge / sitting room located to the front, dining room with patio doors leading out onto the gardens to the rear and then a well equipped fitted kitchen. Up on the first floor there are two large double bedrooms one to the front and the second to the rear, a large single third bedroom and then a family bathroom. Externally the property has a large garden to the front which is lawned but could easily have a driveway added. To the rear there is a large, private and enclosed garden which has been gravelled making it a low maintenance garden. Internal inspection is recommended to fully appreciate the property's size and its excellent potential.







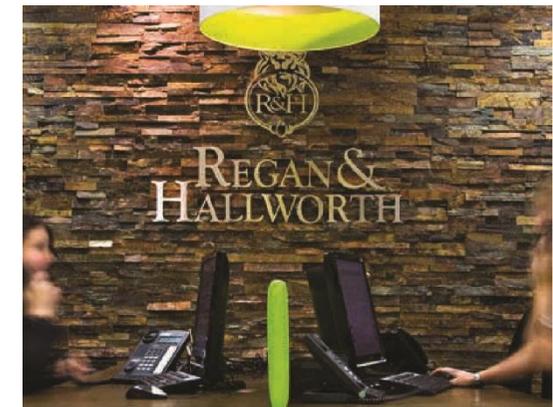
The Professional Estate Agents

TOTAL FLOOR AREA : 950 sq.ft. (88.3 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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