



## 7 Cemetery Road

Ince, Wigan, WN3 4NL

**O.I.R.O £95,000**



Offered for sale with no onward chain Sapphire Homes are delighted to offer For Sale this deceptively spacious 2 bedroom first floor flat in a popular residential location that is situated close to both local amenities and transport links as well as being within walking distance of local schools. The property would be perfect for a first time buyer or investor and in brief the accommodation comprises of entrance / hallway and stairs leading to a landing area which provide access to a generous lounge, separate fitted kitchen / diner and there are two good sized bedrooms and a family bathroom with 3 piece suite. The property is warmed by gas central heating and also benefits from double glazing and whilst modernisation is required throughout it does offer lots of potential. Externally there is a large driveway with off road parking and potential for a garage, and there is a generous garden which enjoys a sunny and private aspect which is large patio area, with perimeter fencing and two storage spaces. Early internal viewing is highly recommended to appreciate in full and the property.



## GROUND FLOOR

Entrance / Hallway

## FIRST FLOOR

Landing

Lounge

Kitchen

Bedroom 1

Bedroom 2

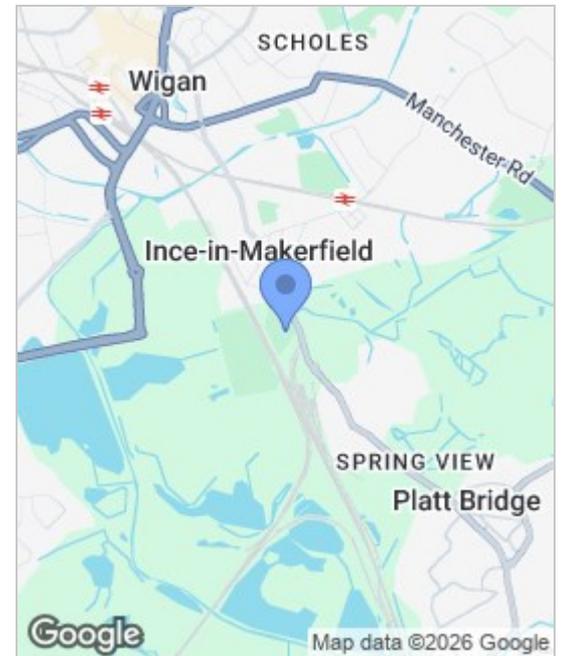
Bathroom

## EXTERNAL

Garden Store Rooms

Rear Garden

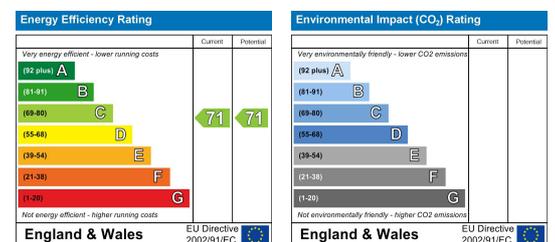
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



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