

MORGAN H LEWIS



Asking Price £175,000

Ince Green Lane, Wigan WN2 2DA

- *Three Bedroom Semi-Detached
- *Large Detached Garage
- *Generous Front & Side Driveways
- *Substantial Plot With Large Rear Garden
- *Potential To Extend STPP
- *In Need Of Modernisation

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Situated on Ince Green Lane in Ince, Wigan, this three-bedroom semi-detached property occupies an enviable and particularly generous plot, offering an exciting opportunity for buyers looking for a home with space, substantial parking, a large detached garage and scope for further development.

The property is well suited to those looking to modernise and create a home tailored to their own requirements. Internally, the accommodation is arranged over two floors and comprises an entrance hallway, two reception rooms, kitchen, utility/storage area, ground-floor WC and separate shower room.

To the first floor are three bedrooms, a family shower room and landing. One of the property's standout features is the large detached garage, positioned within the extensive plot and offering excellent versatility for secure vehicle storage, additional storage or those requiring workshop space. The property also benefits from a large front driveway and a further driveway to the side, providing an impressive amount of off-road parking.

To the rear is a generous garden, providing plenty of outdoor space for families and entertaining. The combination of the substantial plot, side access, additional driveway and detached garage also creates exciting possibilities for the future, with potential to extend the existing accommodation, subject to the necessary planning permissions and building regulations.

The property is in need of modernisation, but this provides a fantastic blank canvas for someone looking to refurbish and put their own stamp on a home. The existing accommodation offers a good foundation, while the size of the plot gives this property considerably more potential than many comparable homes.

Located on Ince Green Lane, the property is well placed for access to local schools, shops and everyday amenities, with transport links providing connections to Ince, Wigan and the surrounding areas. Wigan town centre is also within easy reach, offering a wider selection of shopping, leisure and recreational facilities.

Properties offering this combination of accommodation, plot size, extensive parking and a large detached garage are increasingly difficult to find. With significant scope for modernisation and potential future extension, this is an excellent opportunity for buyers looking for a property they can improve and make their own.

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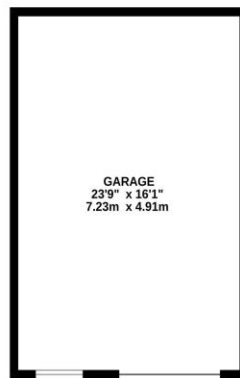
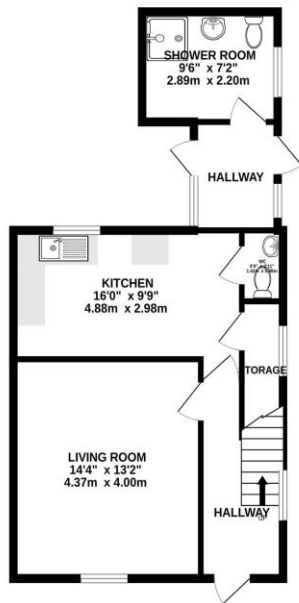


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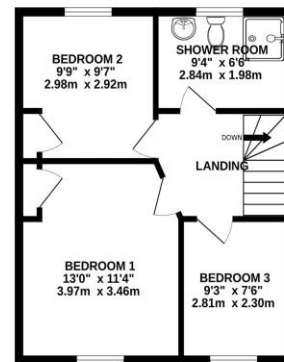


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GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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