

FOR SALE

16, Careless Lane, Ince , WN2 2HP

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

 ESTD
1996



16, Careless Lane, Ince , WN2 2HP

Spacious three bed end-terrace home located in the ever popular area of Ince, Wigan.



- Spacious end-terrace home
- Modern fitted kitchen with cooker
- Three great sized double bedrooms
- SOLD WITH NO ONWARD CHAIN
- Two large reception rooms
- Family bathroom with shower
- Private and enclosed rear yard
- 960 SQ. FT.

Now available for sale and offered with NO ONWARD CHAIN is this excellent, three bed end terrace home located in the ever-popular area of Ince. Careless Lane has been finished to a great standard throughout making this an ideal home for the first time buyer, growing family or even the investor looking to add to their portfolio. The property is situated within easy reach to the town centre which has a range of amenities along with bus and train station. It's also close to some excellent schools and major motorway networks. In brief the accommodation comprises of entrance hallway, large formal lounge / sitting room located to the front, a second larger reception room to the rear, a modern fitted kitchen and then a family bathroom with walk in shower unit. Up on the first floor there is a large double master bedroom located to the front and two more good sized bedrooms to the rear. Externally the property has on street parking to the front and a private and low maintenance yard to the rear. Internal inspection is recommended to appreciate the properties size, finish and great location.



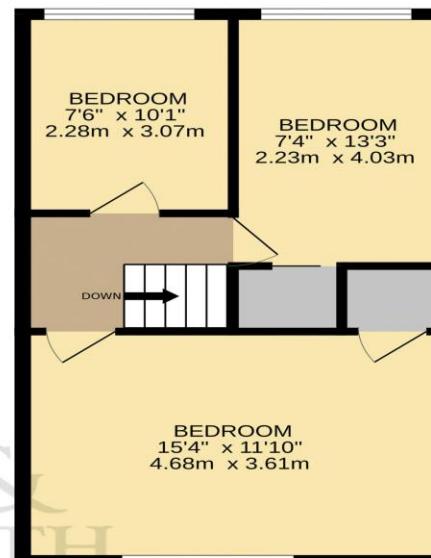


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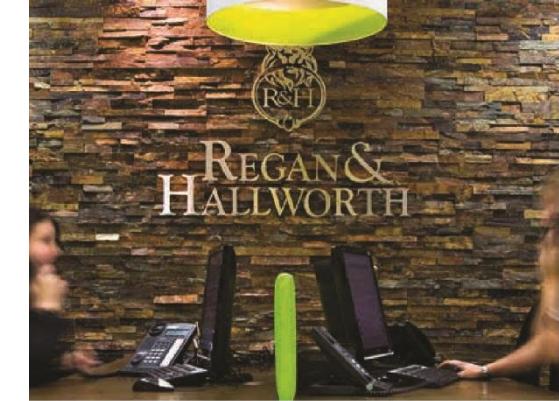
GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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 floorplan 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.

www.reganandhallworth.com