

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

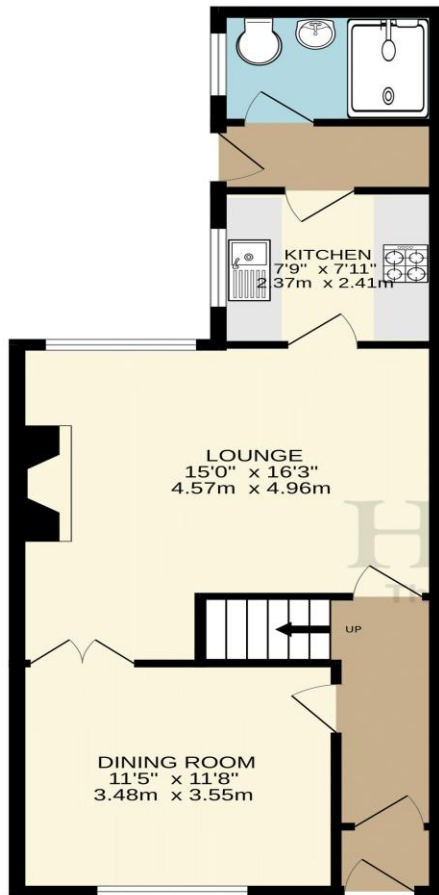
Now available for sale and offered with NO ONWARD CHAIN is this excellent, three bed end terrace home located in the ever-popular area of Ince. Careless Lane has been finished to a great standard throughout making this an ideal home for the first time buyer, growing family or even the investor looking 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.



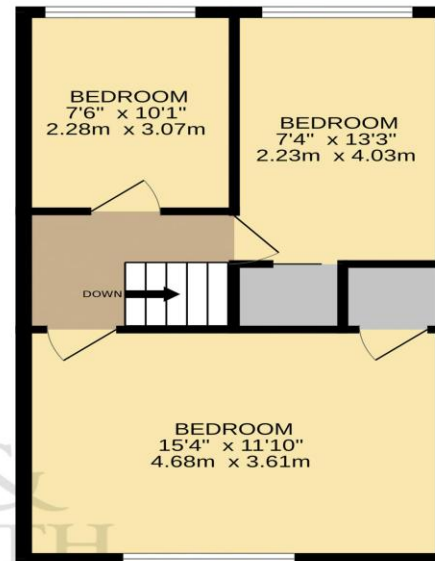




GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.

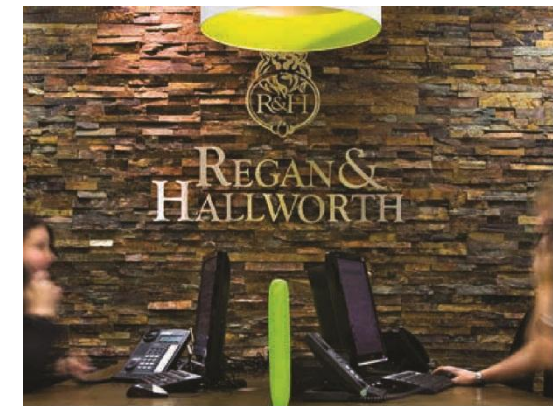


1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



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 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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