

451 Warrington Road

Ince, Wigan, WN3 4TQ

Offers In The Region Of £130,000

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Sapphire Homes are delighted to offer For Sale this well presented two bedroom mid terraced property located in a popular residential location that is close to local schools, amenities and transport links and would be perfect for 1st time buyer and would suit professional, couple or small family. The accommodation in brief comprises of entrance / hallway, bay fronted living room and to the rear elevation is a further reception room and a modern fitted kitchen with door leading to the rear garden. To the first floor the landing provides access to two bedrooms and there is a family bathroom with modern four piece suite with separate shower and bath. The property is warmed by Gas Central Heating and boasts a modern tasteful décor and UPVC double glazing throughout. Externally to the front elevation there is a small garden and to the rear is a patio garden with gated access and external storage room. There is also a loft room accessed via ladders which could be adapted for a staircase which would make a good home office, playroom or storage space. Early internal viewing is highly recommended to appreciate this wonderful property. No Upward Chain.





GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2

Kitchen

Bedroom 1

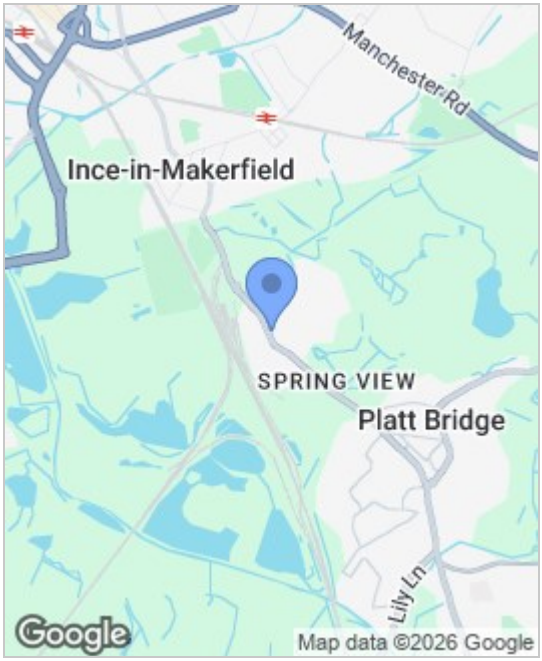
Bedroom 2

Bathroom

EXTERNAL

Rear Garden

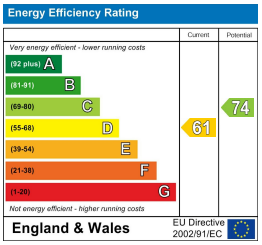
Area Map

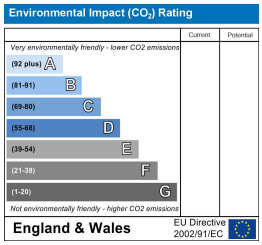


Floor Plans



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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