



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Leader Street, Ince, WN1 3JH

Offers Over £130,000

THE PERFECT INVESTMENT OPPORTUNITY with previous planning passed for Change of use to 3 self-contained flats together with associated external alterations (A/23/94935/FULL)

Offering an abundance of indoor space, fantastic cellar and bursting with potential, this enviable end terraced property is being proudly welcomed to the market in the popular town of Ince within Wigan. Having been previously used as an office space, this property, once renovated would make the perfect family home and is a fantastic investment opportunity truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Wigan, Bolton, Chorley and major motorway links.

The property comprises briefly; a welcoming and spacious living area leads through to a kitchen diner and houses staircases on to the first floor and down to the lower ground floor. The lower ground floor benefits from three fantastic cellar rooms which could easily be converted. The first floor comprises of doors on to three bedrooms and a WC. The main bedroom leads through to a dressing or study room.

For further information or to arrange a viewing please contact our Sales team at your earliest convenience.

Leader Street, Ince, WN1 3JH

Offers Over £130,000

**3****0****1**

- Tenure Leasehold
 - On Street Parking
 - Ideal Investment opportunity
 - Easy Access To Major Network Links
- Council Tax Band TBC
 - End Terraced Property
 - Bursting With Potential
- EPC Rating D
 - Three Bedrooms
 - Viewing Essential

Ground Floor

Central heating radiator, two piece suite, pedestal wash basin and lino flooring.

Entrance

UPVC door to reception room.

Reception Room

22' x 19'8 (6.71m x 5.99m)

Two UPVC double glazed windows, central heating radiator, door to kitchen/dining area, stairs to first floor and door to stairs to lower ground floor.

Kitchen/Dining Area

16'9 x 15'4 (5.11m x 4.67m)

Two UPVC double glazed windows, central heating radiator, stainless steel sink and drainer with traditional taps and stairs to first floor.

Lower Ground Floor

Cellar Room One

21'4 x 17'9 (6.50m x 5.41m)

Open to cellar room two.

Cellar Room Two

16'4 x 14'8 (4.98m x 4.47m)

Open to cellar room three.

Cellar Room Three

23'5 x 14'5 (7.14m x 4.39m)

Hard wood single glazed window and roller shutter door to rear.

First Floor

Landing

17'8 x 5'5 (5.38m x 1.65m)

UPVC double glazed window, central heating radiator, loft access, doors to three bedrooms and WC.

Bedroom One

15'5 x 8'8 (4.70m x 2.64m)

Two UPVC double glazed windows, central heating radiator and door to dressing room.

Dressing Room

10' x 7'10 (3.05m x 2.39m)

UPVC double glazed frosted window and central heating radiator.

Bedroom Two

16'6 x 8'8 (5.03m x 2.64m)

UPVC double glazed window and central heating radiator.

Bedroom Three

15'3 x 9'4 (4.65m x 2.84m)

UPVC double glazed window and central heating radiator.

WC

7'10 x 4'8 (2.39m x 1.42m)



Tel: 01617939622

www.keenans-estateagents.co.uk