

20, Perth Avenue, Ince, WN2 2HJ



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Exceptional three end semi-detached family home with gardens, driveway and garage.



- Fantastic three bed semi-detached home
- Large open planned lounge / dining room
- Modern well equipped fitted kitchen
- Three excellent sized bedrooms
- Modern four-piece family bathroom
- Large gardens, driveway, garage
- SOLD WITH NO ONWARD CHAIN
- 970 SQ. FT.

This is a fantastic opportunity to purchase a well-presented, three-bedroom semi-detached home located along a popular street in the Ince area of Wigan. Perth Avenue is offered for sale with NO ONWARD CHAIN. The property boasts excellent access to the town centre and all its amenities, including bus and train stations, and is close to outstanding schools for all ages - making this an ideal home for a growing family.

Internally, the property has been finished to an excellent standard throughout, featuring a modern family bathroom and kitchen. The ground floor accommodation comprises an entrance hallway leading into an impressive, 24-foot-long open-plan lounge/dining room with patio doors opening onto the rear gardens. There is also a large understairs storeroom and a modern, well-equipped fitted kitchen situated to the rear. Up on the first floor, there are two large double bedrooms with fitted wardrobes and a well-proportioned third smaller double bedroom. The modern family bathroom is generously sized, comprising a WC, sink unit, bath, and a separate corner shower unit.

Externally, Perth Avenue features a large, well-maintained front lawn alongside a driveway providing access to an integral garage. To the rear is a private and secure enclosed garden with a lawn, patio area, and well-stocked borders. Internal inspection is highly recommended to fully appreciate the property's size, quality finish, and excellent location.







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TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.

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