

45, Leader Street, Ince, WN1 3JH



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Excellent two bed semi-detached family home located in the Ince area of Wigan.



- Excellent semi-detached home
- Modern well equipped fitted kitchen
- Bathroom with shower over bath
- SOLD WITH NO ONWARD CHAIN
- Great sized reception room
- Two good sized bedrooms
- Large rear garden / driveway
- 497 SQ. FT.

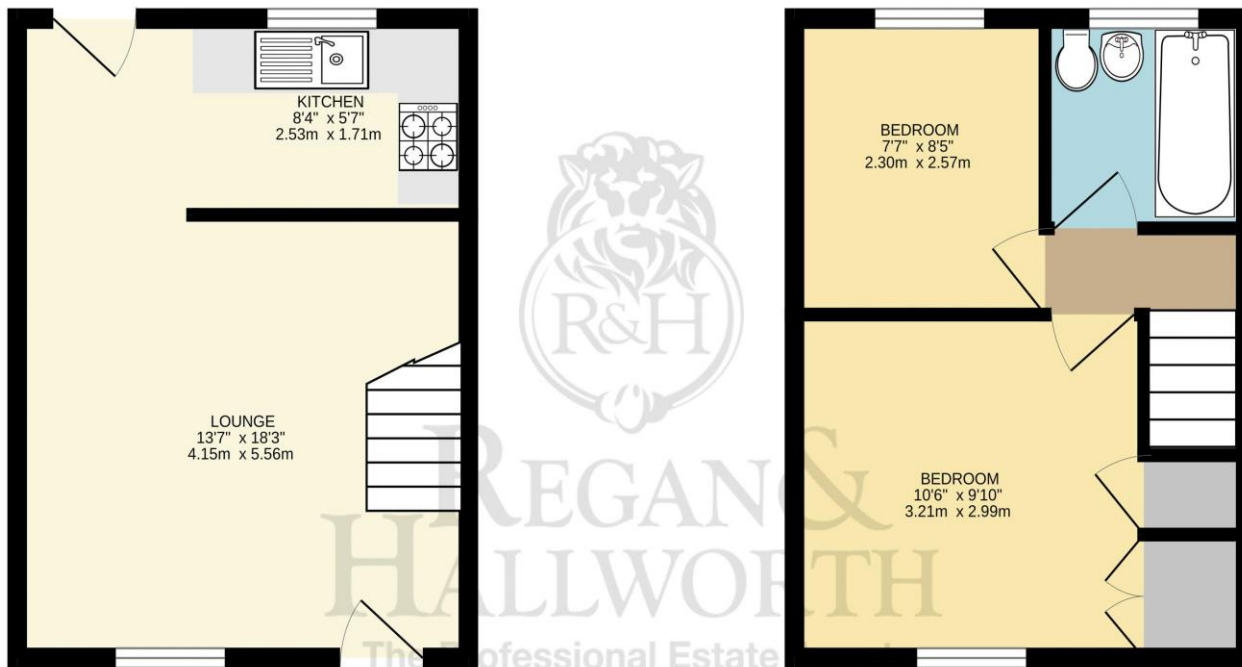
Now available for sale and offered with no onward chain is this impressive, two-bed semi-detached home located in the Ince area of Wigan. The property is within easy walking distance to the town centre which hosts a range of amenities along with a bus and train station. It also boasts excellent access to a range of schools and local parks. Leader Street would make a great first-time buyer's home or an investment opportunity.

In brief, the property comprises a large formal/sitting room located to the front of the property with a modern and well-equipped fitted kitchen to the rear with a door leading out onto the gardens. Up on the first floor, there is a large master double bedroom located to the front with built-in storage, a second smaller double bedroom located to the rear, and then a family bathroom comprising a WC, sink unit, and bath with a shower over.

Externally, the property has a lawned garden to the front with a driveway to the side and gated access to the rear gardens. To the rear, there is a large, private, and secure garden which has been paved making it low maintenance. Internal inspection is highly recommended to truly appreciate the property's great size and location.







TOTAL FLOOR AREA : 497 sq.ft. (46.1 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

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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