



£205,000

22 Helmfield Road, Ince, Wigan, WN2 2EZ

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Fazakerley are pleased to bring to market Helmfield Road in the charming area of Ince, Wigan, this delightful semi-detached house presents an excellent opportunity for first-time buyers. With three well-proportioned bedrooms, this property offers ample space for a growing family or those seeking extra room for guests or a home office.

The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining. The house boasts a large driveway, ensuring convenient off-road parking for multiple vehicles, a rare find in many urban settings. The front and back gardens offer a lovely outdoor space, ideal for enjoying the fresh air, gardening, or hosting summer barbecues.

Situated close to a variety of amenities, including shops, schools, and parks, this property is perfectly positioned for everyday convenience. The local area is well-served by public transport, making it easy to explore the wider Wigan region and beyond.

External Photo of Property

[Hallway](#)

[Lounge](#)

[Kitchen](#)

[Bathroom](#)

[Bedroom 1](#)

[Bedroom 2](#)

[Bedroom 3](#)

[Rear Garden](#)

[Front of Property](#)

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

