



167 Warrington Road

Ince, Wigan, WN3 4JS

£750 PCM



Sapphire Homes are pleased to be in a position to offer For Rent this well maintained 2 bedroom end terraced property in popular residential location that must be internally viewed to be appreciated in full. The location of the property is in a popular location and is situated close by to local schools, churches, amenities and only a 10 minute walk to Wigan town centre as well as a 5 minute walk to Ince Train Station. The accommodation briefly comprises of entrance / hallway and there is a spacious lounge and to the rear elevation there is a further reception room with access to a spacious fitted kitchen / diner with access to the rear garden. To the first floor the landing provides access to 2 well appointed bedrooms and a fitted bathroom with a 4 piece suite with separate bath and shower. The property is warmed by Gas Central Heating and also benefits from a tasteful décor and double glazing throughout. Externally the property is pavement front and to the rear there is a low maintenance patio garden. Early internal viewings are highly recommended to appreciate in full. No Smoking.



GROUND FLOOR

Entrance / Hallway

Lounge

Dining Room / Reception 2

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

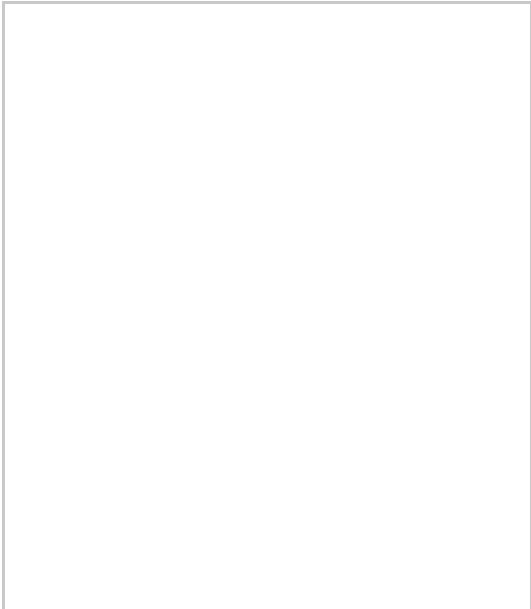
EXTERNAL

Rear Garden

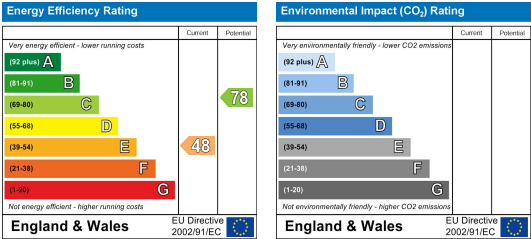
Area Map



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 the 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 relation to the property.

