



## 6 Church Street

Ince, Wigan, WN3 4RF

**Offers In The Region Of £125,000**



Sapphire Homes are delighted to offer For Sale this well maintained 2 bedroom mid terraced property that is located in a popular residential location and is close to Wigan town centre, local schools and amenities as well as being a short walk from Ince Train Station for those requiring commuter links. The property briefly comprises of entrance / vestibule, lounge with modern fire and surround and to the rear elevation is a fitted kitchen / diner with understairs storage and door leading to the rear garden. To the first floor the landing provides access to 2 good sized bedrooms and a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and benefits from a tasteful décor and double glazing throughout. To the front of the property is a small garden area with brick perimeter wall and gate. To the rear there is a low maintenance garden with patio area and rear gated access. The property would suit first time buyer or buy to let investor and early internal viewings are highly recommended to appreciate in full.



GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

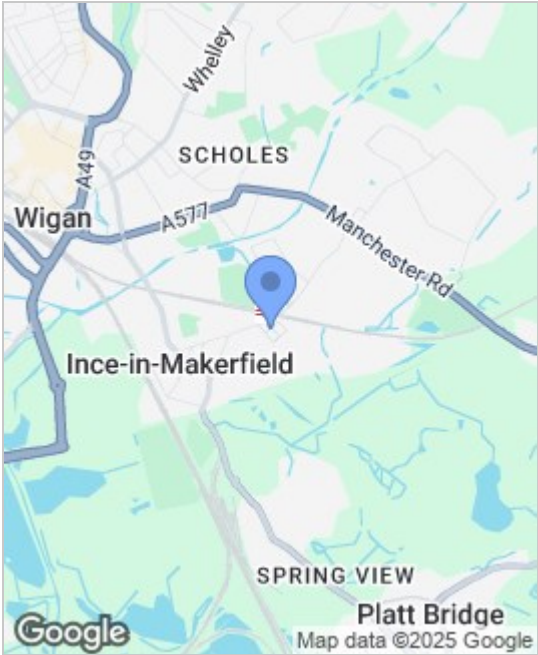
Bedroom 2

Bathroom

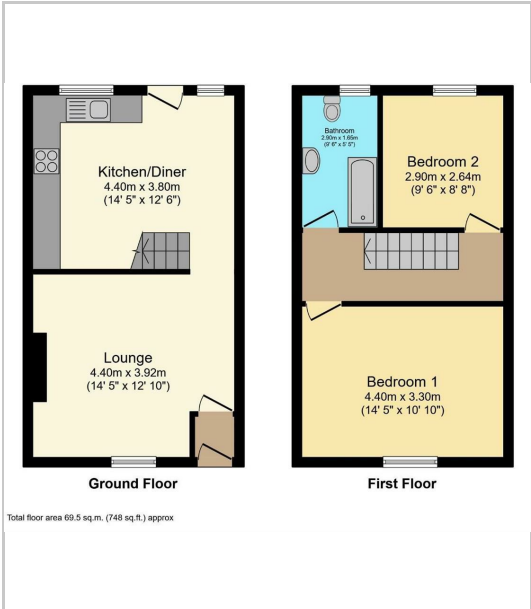
EXTERNAL

Rear Garden

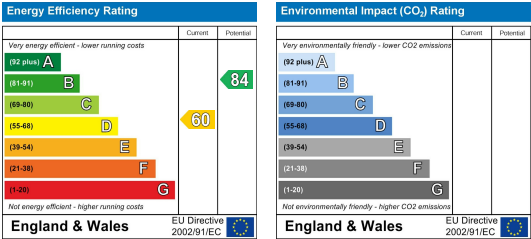
Area Map



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 them as a 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.

