



4 Foster Avenue

Ince, Wigan, WN3 4QT

Offers In The Region Of £169,995



Sapphire Homes are pleased to be able to offer For Sale this deceptively spacious three bedroom semi detached property that is located in a popular residential area that is close to local schools, amenities, transport links and a short drive away to the motorway networks of the M61 and within walking distance of Ince train station. The accommodation briefly comprising of entrance / hallway leading to a spacious lounge to the front elevation, fitted kitchen and there is a separate dining room / reception 2. There is also access to the side elevation which has a utility area and 2 garden storages which has the potential for further use and incorporating into the property subject to building works completed. To the first floor the landing provides access to three good sized bedrooms and a bathroom with modern three piece suite in white with shower over bath. There is also a steep staircase which provides access to a loft room which offers potential for an office space, playroom or storage. The property is warmed by gas central heating and also benefits from UPVC double glazing throughout. Externally the property off road parking and low maintenance front garden and to the rear is a large and raised decking area with established trees to the rear perimeter. This property would suit couple or family and early internal viewings are highly recommended to appreciate in full. No Upward Chain.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen

Dining Room / Reception 2

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

SECOND FLOOR

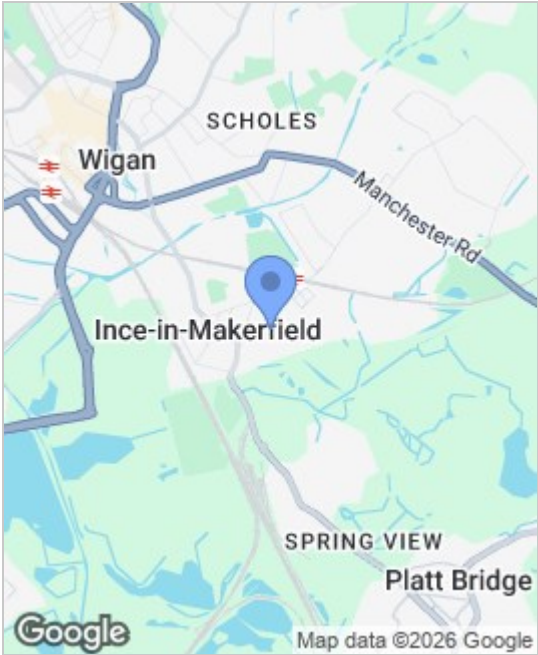
Loft Room

EXTERNAL

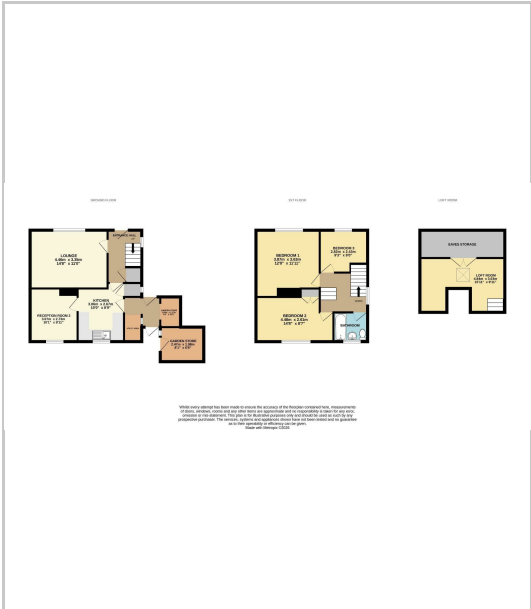
Rear Garden

Store Room

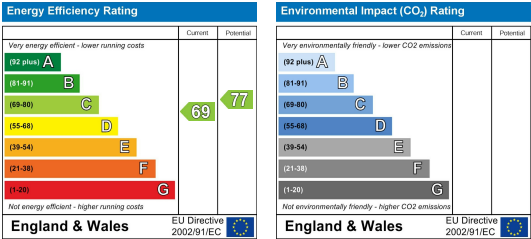
Area Map



Floor Plans



Energy Efficiency Graph



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