



167 Warrington Road

Ince, Wigan, WN3 4JS

£700 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

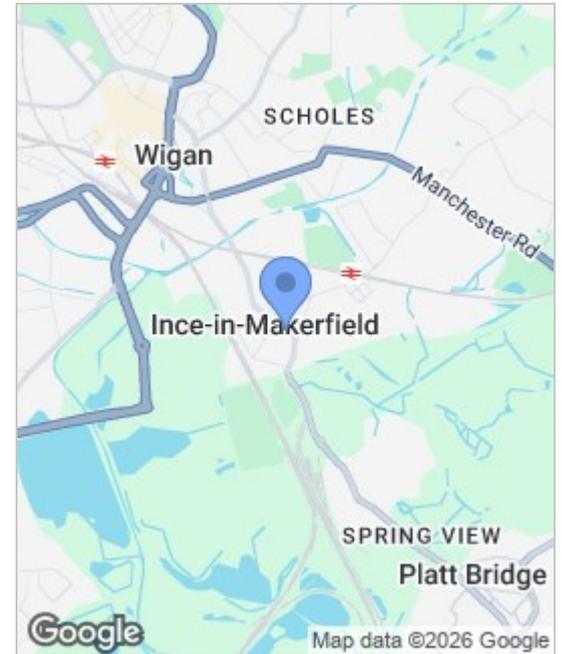
Bedroom 2

Bathroom

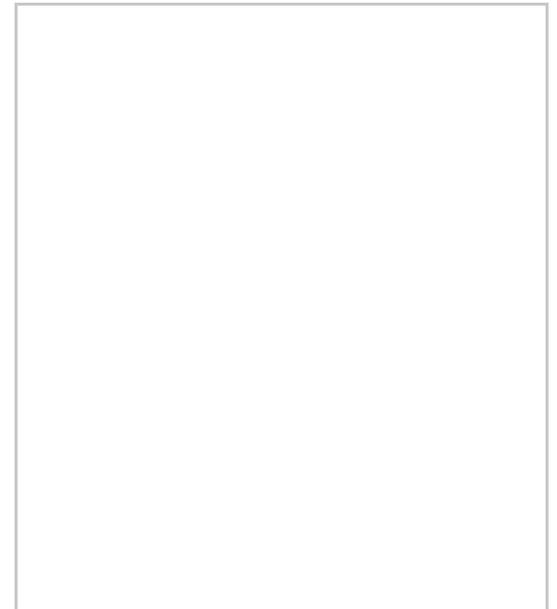
EXTERNAL

Rear Garden

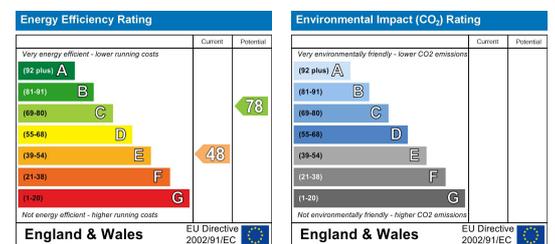
Area Map



Floor Plans



Energy Efficiency Graph



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