



## 473 Warrington Road

Ince, Wigan, WN3 4TF

**Price £105,000**



Sapphire Homes are delighted to offer For Sale this 2 bedroom pavement fronted 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 to the rear elevation there is a modern fitted kitchen / diner with door leading to under stairs storage and access to the rear garden. To the first floor the landing provides access to 2 good sized bedrooms and a family bathroom with three piece suite in white with shower over bath. Whilst the property does require some modernisation throughout it is warmed by Gas Central Heating and benefits from double glazing throughout and offers lots of potential. To the rear there is a low maintenance yard with 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. No Upward Chain.



## GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen / Diner

## FIRST FLOOR

Landing

Bedroom 1

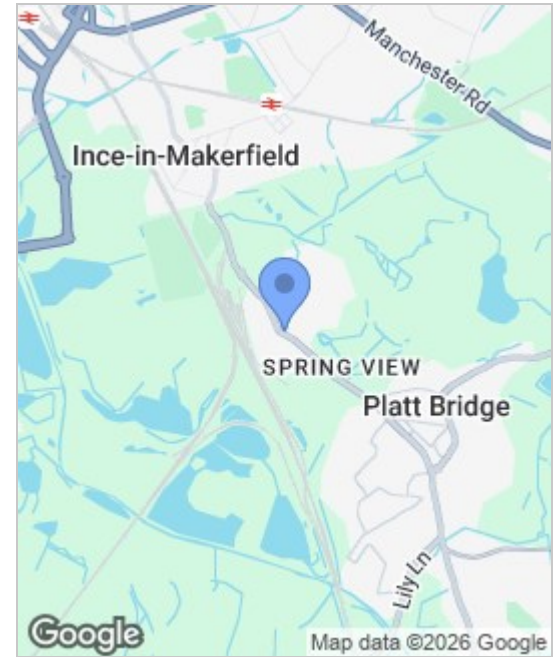
Bedroom 2

Bathroom

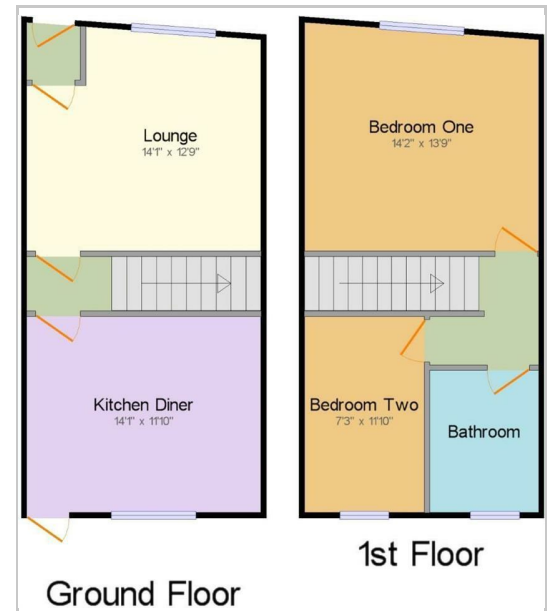
## EXTERNAL

Rear Garden

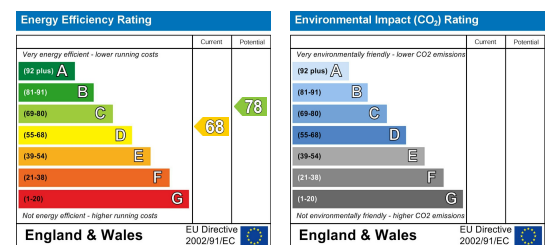
## Area Map



## 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 the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty on behalf of the property.



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