



605 Warrington Road

Ince, Wigan, WN3 4TB

Price £129,995



Sapphire Homes are delighted to offer For Sale this wonderfully presented two bedroom end terraced family home located in a popular residential location that is close to local schools, amenities and transport links and would be perfect for 1st time buyer couple or family. The accommodation in brief comprises of entrance / vestibule, generous living room and to the rear elevation is a further reception room and a modern fitted kitchen with door leading to the rear garden. To the first floor the landing provides access to two good sized bedrooms and there is a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and boasts a modern tasteful décor and UPVC double glazing throughout. Externally to the front elevation there is ample off road parking on the driveway and to the rear the garden enjoys a sunny private aspect with patio area, artificial lawn, perimeter fencing and an impressive garden room which would make a good home office, playroom or garden bar which is perfect for entertaining friends and family. Early internal viewing is highly recommended to appreciate this wonderful property.



GROUND FLOOR

Entrance / Vestibule

Lounge

Dining / Reception 2

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bathroom

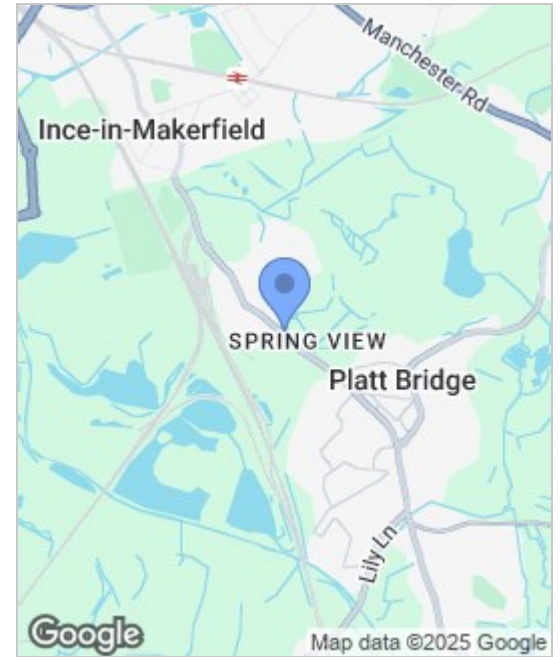
SECOND FLOOR

Loft Room / Office / Playroom

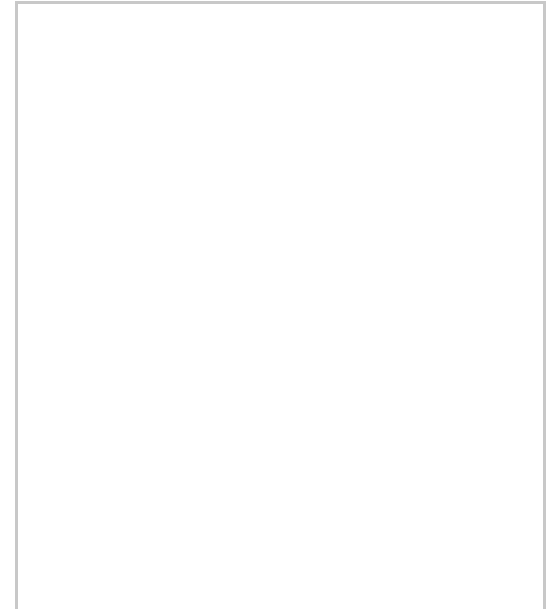
EXTERNAL

Rear Garden

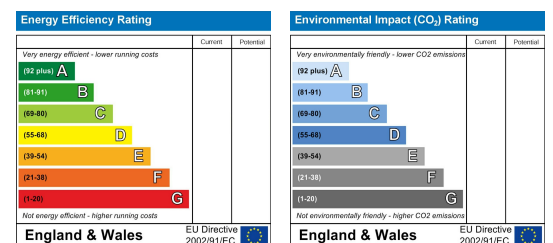
Area Map



Floor Plans



Energy Efficiency Graph



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