



## 194 Warrington Road

Lower Ince, Wigan, WN3 4NB

**Offers Over £100,000**



Sapphire Homes are delighted to offer For Sale this spacious three bedroomeed end terraced house offering close proximity to local amenities, schools, transport links and also within walking distance of Wigan town centre. The property requires some modernisation and briefly comprises briefly of entrance / vestibule, lounge with fire and surround, reception 2 / dining room, separate fitted kitchen with access door leading to the rear garden and bathroom with three piece suite in white with shower over bath. To the first floor the landing provides access to three generous bedrooms. The property is warmed by gas central heating and also benefits from double glazing and very small patio garden / path to the rear. Early internal viewings are highly recommended to appreciate this property in full which is offered to market with No Upward Chain.

\*\*Please note, images are from Jan 2024 before the existing tenancy and images to be updated when tenant handback completed\*\*



## GROUND FLOOR

Entrance / Hallway

Lounge

Reception 2 / Dining Room

Kitchen

Bathroom

## FIRST FLOOR

Landing

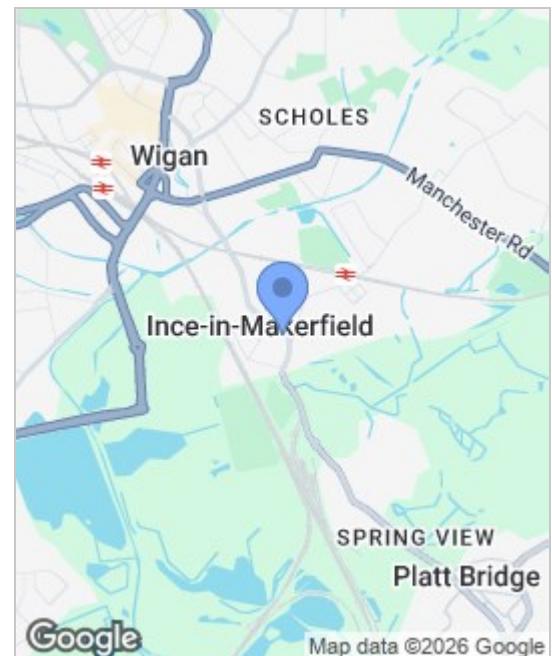
Bedroom 1

Bedroom 2

Bedroom 3

## EXTERNAL

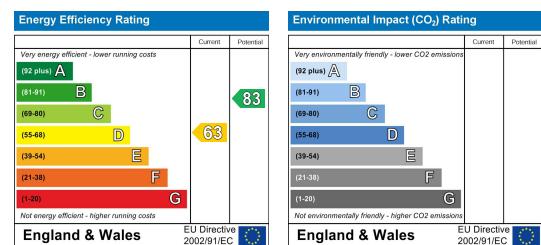
## Area Map



## 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 statements 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 in respect of this property.



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