



Warrington Road, Ince, Wigan

£795

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom mid-terrace property, available to let in the popular residential area of Ince, Wigan. Ideal for couples, this home offers a comfortable and well-proportioned layout with a welcoming feel throughout. Situated within close proximity to a range of local amenities, including shops, schools, and leisure facilities, the property also benefits from excellent travel links. Nearby train stations provide convenient routes into Wigan town centre and beyond, while easy access to key motorway networks such as the M6 and M61 makes commuting to surrounding towns and cities simple.

Upon entering the home via the vestibule, you are welcomed into a good-sized lounge featuring a charming fireplace, creating a cosy focal point for the room. From here, stairs lead to the first floor, while the space continues through to the kitchen. The kitchen offers ample room for dining, making it a versatile area for both everyday living and entertaining. Just off the kitchen, there is the added benefit of a convenient ground floor WC.

Moving up to the first floor, the landing provides access to both bedrooms and the family bathroom. The master bedroom is generously sized, offering plenty of space for furnishings and storage. The second bedroom is well-suited as a guest room, home office, or additional sleeping space. Completing this floor is the family bathroom, fitted to accommodate all essential needs.

Externally, the property benefits from on-street parking to the front and a small gated garden with flower beds. To the rear, there is a good-sized enclosed yard that has been both paved and gravelled for ease of maintenance. This outdoor space is ideal for placing garden furniture, creating a relaxing seating area, or even accommodating a play area. Overall, this property presents a fantastic opportunity for those seeking a well-located and comfortable home to let.













We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

