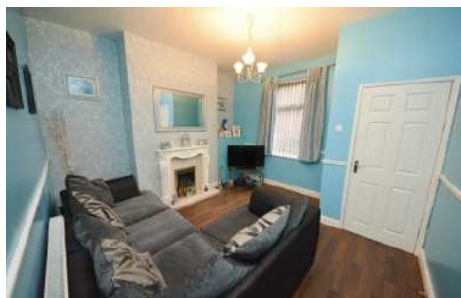




Sephton Street, Ince, Wigan, WN3 4RG

Offers over £80,000

Sapphire Homes are delighted to offer For Sale this wonderfully presented two bedroom mid terraced property in a popular residential location and also within walking distance of Ince Train station as well as local schools, amenities and transport links. The accommodation in brief comprises of entrance / vestibule, lounge, kitchen / dining room and utility room to the rear elevation with access to the rear garden. To the first floor the landing provides access to two double bedrooms and bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from UPVC double glazing and a tasteful decor. Externally the property is pavement fronted and to the rear there is a private low maintenance garden with decking area, wood chipping garden, perimeter fencing, shed offering additional storage and a gate leading to the rear. Early internal viewings are highly recommended to appreciate in full and the property is offered to market with the benefit of No Upward Chain.



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Specialists in Sales, Lettings & Property Investments

Sephton Street, Ince, Wigan, WN3 4RG

GROUND FLOOR

Vestibule

UPVC front door, laminate floor and alarm, door leading to lounge.

Lounge 3.96m x 4.24m (13'0" x 13'11")

To the front elevation with gas fire and surround, laminate floor, radiator and UPVC double glazed window.

Kitchen / Diner 3.96m x 4.24m (13'0" x 13'11")

Fitted with a range of wall and base units with worktops, under lights and plinth lights, single electric oven, extractor hood, one and a half sink unit and drainer, partially tiled walls, gas hob, central island with breakfast bar seating area, coved ceiling, tiled flooring and UPVC double glazed window to rear elevation.

Utility Room

To the rear elevation with plumbing for washing machine, wall mounted combi boiler, tiled flooring, UPVC double glazed window and wooden door leading to the rear garden.



FIRST FLOOR

Landing

Doors leading to both bedrooms and bathroom, loft access point which is boarded with drop down ladders and lights offering additional storage.

Master Bedroom 3.78m x 3.99m (12'5" x 13'1")

Carpeted flooring, radiator, centre light fitment and UPVC double glazed window.

Bedroom 2 2.29m x 4.24m (7'6" x 13'11")

Carpeted flooring, radiator, centre light fitment and UPVC double glazed window.

Bathroom

Tile effect laminate floor, three piece suite comprising of low level w/c, panelled bath with shower over, pedestal wash basin, part tiled walls, radiator and UPVC double glazed window.

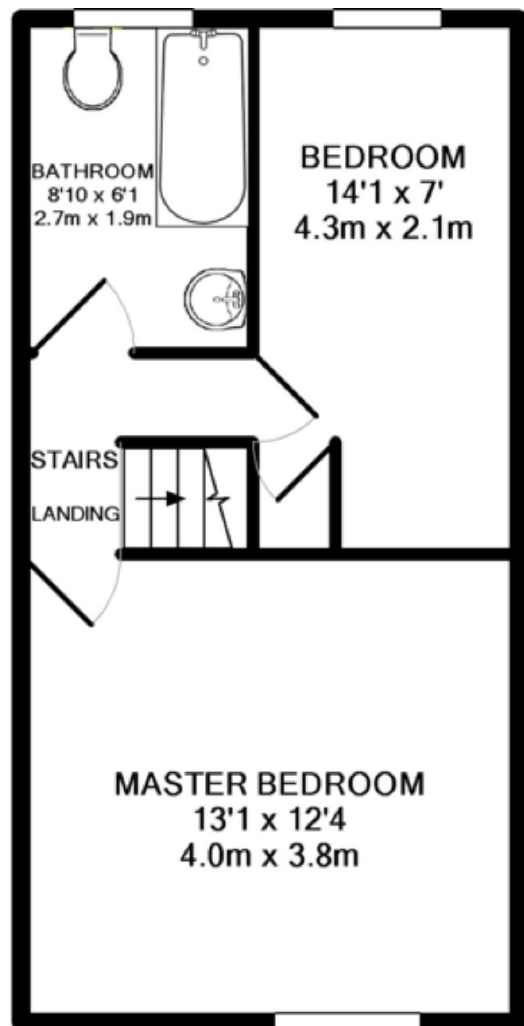
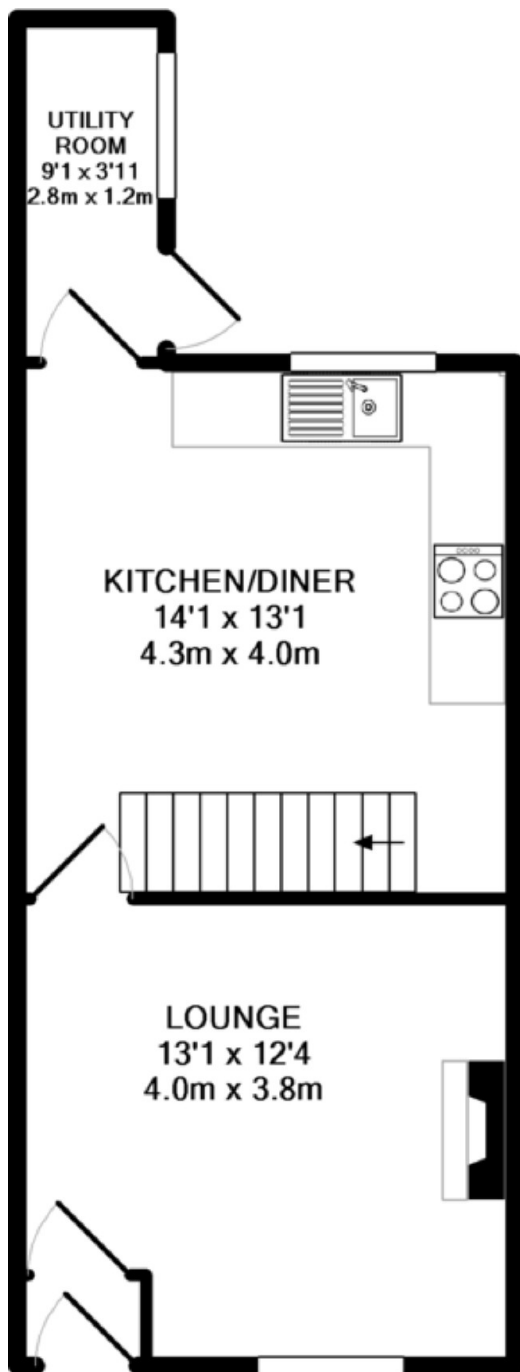


EXTERNAL

Rear Garden

Low maintenance rear garden with decked patio area, access gate to rear, water tap, garden shed, security light, private outlook with mature trees beyond.

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1ST FLOOR
APPROX. FLOOR
AREA 346 SQ.FT.
(32.1 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

