



## 47 Battersby Street

Ince, Wigan, WN2 2LZ

**Price £115,000**



Sapphire Homes are pleased to be able to offer For Sale this well maintained and deceptively spacious three bedroom semi detached property that is located in a popular residential area that is close to local schools, amenities, transport links and a short drive away to the motorway networks of the M61 and within walking distance of Ince train station. The accommodation briefly comprising of entrance / hallway leading to a spacious lounge with fire and surround and to the rear elevation there is a modern fitted kitchen / diner which is open plan into a conservatory which leads out to the rear garden. To the first floor the landing provides access to three good sized bedrooms and a family bathroom with modern three piece suite in white with wall in shower. The property is warmed by gas central heating and also benefits from UPVC double glazing as well as a modern tasteful décor. Externally the property sits on a good sized plot and is set back from the road with a low maintenance garden to the front which is mainly laid to lawn and a driveway providing ample off road parking. To the rear the garden enjoys a private aspect with mature trees, decking area well stocked borders and perimeter fencing. This space offers lots of potential for further landscaping or potential extension subject to obtaining the necessary permissions. This property would suit couple or family and early internal viewings are highly recommended to appreciate in full.



## GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Diner

Conservatory

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

## EXTERNAL

Rear Garden

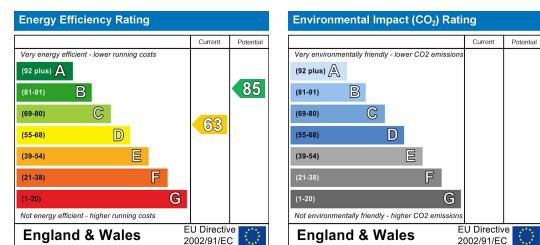
## Area Map



## Floor Plans



## Energy Efficiency Graph



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