

**Belle Green Lane, Ince, Wigan, WN2 2EY**



**Sale : £110,000**

Regal Estate Agents, are pleased to present this lovely, two bedroom, end terraced property situated in a popular residential area of Ince, situated close to local amenities including bus routes into Wigan town centre, there are also a number of local schools nearby. This stunning property is tastefully decorated throughout, the property briefly comprises of Vestibule, spacious lounge, kitchen dining with modern units, two spacious bedrooms and a stunning tiled bathroom with modern suite and chrome shower. This is a great investment or first time buy and is offered for sale with no chain. Contact us today to book your early appointment.

### **Entrance Vestibule**

Entrance door to the front.

### **Lounge**

Window to the front, built in storage and central heating radiator.

### **Dining Kitchen**

Wall and base units, integrated electric oven and hob, window and door to the rear, central heating radiator, staircase to the first floor and under stairs storage.

### **Landing**

Access to all first floor rooms.

### **Bedroom 1**

Window to the front and central heating radiator.

### **Bedroom 2**

Window to the rear and central heating radiator.

### **Bathroom**

Low level WC, vanity wash hand basin and bath with shower. Built in storage, central heating radiator and window to the rear.

### **Exterior**

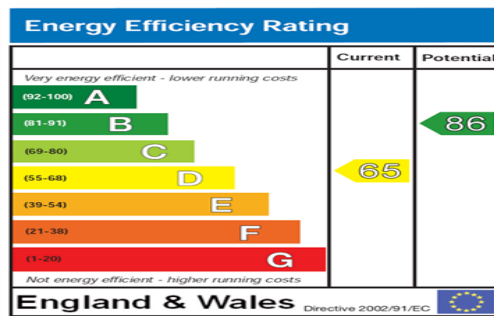
Small garden to the front and enclosed yard to the rear, with gate access.





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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.