

## Hardybutts, Ince, Wigan, WN1 3NE



**Sale : £112,500**

Currently being refurbished by the current owner, this lovely property will look like a new house inside and out and includes new kitchen, new boiler, new bath and shower, newly decorated throughout and new flooring on ground floor. Ideal for a first time home. There are two large bedrooms and bathroom to the first floor and lounge and dining kitchen to the ground floor. Not overlooked to the front or rear. A yard to the rear gives some outside space and the house is positioned within walking distance of local shops, schools and bus routes, with Wigan Town Centre just a few minutes' drive away. The area is popular with home owners and renters alike, so would suit a first time buyer or buy to let investor. A great house in a central location. Contact us today to arrange your early viewing appointment.

### **Entrance Vestibule**

Entrance door to the front.

### **Lounge**

Double glazed sash window to the front, central heating radiator and feature fireplace with electric fire.

### **Large Kitchen**

A new fitted kitchen with four meter worktop and ample room for dining table and chairs Integrated oven and hob, central heating radiator and staircase to the first floor. Double glazed window to the rear.

### **Rear Hall**

Storage and door to the side.

### **Landing**

Access to all first floor rooms.

### **Bedroom 1**

Double glazed sash window to the front, built in storage and central heating radiator.

### **Bedroom 2**

Double glazed window to the rear and central heating radiator.

### **Bathroom**

Low level WC, wash hand basin and panel bath with mixer shower. Double glazed window to the rear and central heating radiator.

### **Exterior**

Enclose yard to the rear.





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