

Woodville Road, Ince, Wigan, WN3 4PB



Sale : £140,000

This well presented, semi detached home, is an ideal first time buyers property. Not overlooked from the rear, this lovely house has two bedrooms, conservatory/orangery giving extra living space, good size gardens and driveway to the side. A modern design, the property has undergone some upgrading over the last few years and is within close proximity to shops, schools and transport links, with Wigan Town Centre just a short drive away. This excellent property is available for viewings, so contact us today to book your early appointment.

Entrance Porch

UPVC double glazed windows and door.

Lounge

UPVC double glazed window to the front, staircase to the first floor, central heating radiator and fire surround housing electric fire.

Dining Kitchen

A range of wall and base units, with gas cooker point, overhead extractor hood, space for washing machine, central heating boiler and radiator. Window and double doors to the rear.

Conservatory/Orangery

Dwarf wall and UPVC double glazed frame with full roof. French doors to the side, tiled floor and central heating radiator.

Landing

UPVC double glazed window to the side and central heating radiator.

Bedroom 1

UPVC double glazed window to the front, built in storage and central heating radiator.

Bedroom 2

UPVC double glazed window to the rear and central heating radiator.

Bathroom

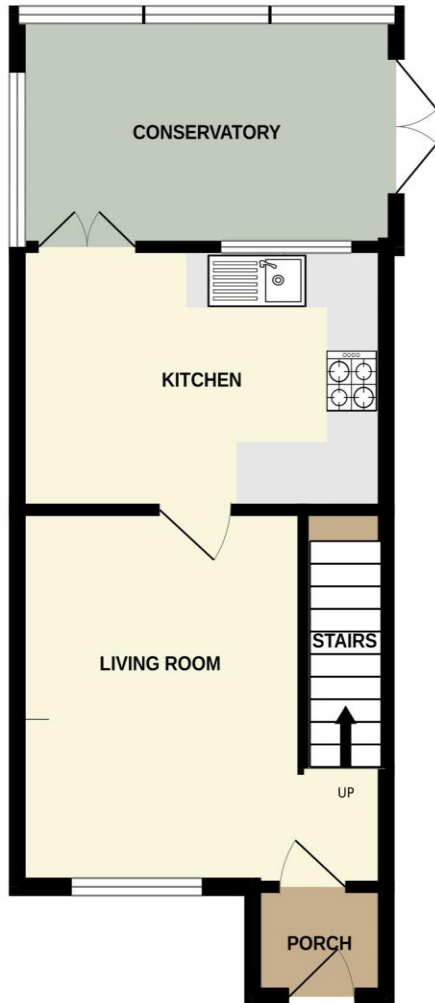
Low level WC, wash hand basin and panel bath with mixer shower. Fully tiled, central heating radiator and UPVC double glazed window to the rear.

Exterior

Open plan garden and driveway to the front, which leads to a side gate giving access to the rear. Enclosed rear garden which is not overlooked, two paved patio and gravel areas.



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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