

**Banner Street, Ince, Wigan, WN3 4NA**



**Sale : £80,000**

Offered for sale with no chain, this end terraced property, is a fabulous investment opportunity. Some updating is required, but the property is substantial in size, with two reception rooms, three bedrooms and an attached garage. There is a small garden to the front and a yard to the rear and the property is close to local shops, schools and bus routes. A great first time buy, viewings are now being arranged, contact us today to book yours.

### **Entrance Hallway**

Entrance door to the front, staircase to the first floor and central heating radiator.

### **Lounge**

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

### **Dining Room**

UPVC double glazed window to the rear and under stairs storage.

### **Kitchen**

A good range of wall and base units, with gas cooker point, space for washing machine, UPVC double glazed door and window to the side.

### **Landing**

Access to all first floor bedrooms.

### **Bedroom 1**

UPBV double glazed window and central heating radiator.

### **Bedroom 2**

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

### **Bedroom 3**

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

### **Bathroom**

Low level WC, wash hand basin and panel bath. Built in storage and UPVC double glazed window.

### **Exterior**

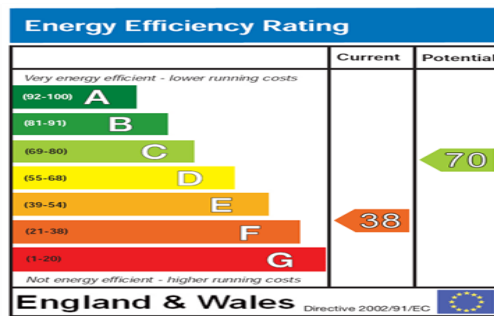
Small garden to the front, rear garden with gate access and attached garage with up and over door to the side.





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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.