

addisons



Careless Lane, Ince
Wigan WN2 2HP

Monthly Rental Of £515

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Surprisingly Spacious First Floor Duplex Flat

Four Bedrooms

FOUR BEDROOM FAMILY SIZED APARTMENT CLOSE TO GREAT RANGE OF AMENITIES! This surprisingly spacious first floor apartment is situated close to the centre of Ince and is therefore within walking distance of a number of local shops. There are schools within the area and bus routes into Wigan town centre are just a short stroll away. The accommodation is accessed via a door and staircase to the first floor and briefly comprises of an entrance hall, bathroom, dining kitchen, lounge, two bedrooms off the hallway and two further bedrooms on the upper floor. The property has gas central heating and double glazing and externally there is an enclosed yard area to the rear. This is a property which can only be appreciated by internal viewing so we thoroughly recommend you call us to book your appointment!

Entrance

Door giving access to the front of the property. Ground floor storage area with door to rear yard. Stairs to first floor accommodation.

Hallway

UPVC double glazed window to rear aspect. Central heating radiator. Laminate flooring. Stairs to upper floor.

Bathroom 8' 3" x 8' 7" (2.51m x 2.61m)

Fitted with a four piece suite comprising panelled bath, double shower, low flush WC and pedestal wash hand basin. UPVC double glazed window to rear aspect. Heated towel rail. Tiled to visible elevations.

Dining Kitchen 9' 5" x 15' 9" (2.87m x 4.80m)

UPVC double glazed windows to side and rear aspects. Fitted with a range of wall and base units comprising cupboards, drawers and work surfaces and incorporating a single bowl, single drainer stainless steel sink unit with mixer tap. Built in electric oven and grill and four ring gas hob and extractor over. Central heating radiator. Laminate flooring.

Bedroom One 12' 6" x 14' 2" (3.81m x 4.31m)

UPVC double glazed window to front aspect. Central heating radiator. Laminate flooring. Built in wardrobe.

Bedroom Two 11' 7" x 12' 0" (3.53m x 3.65m)

UPVC double glazed window to side aspect. Central heating radiator. Laminate flooring.

Landing

Laminate flooring. Access into bedrooms three and four.

Bedroom Three 12' 1" x 13' 9" (3.68m x 4.19m)

UPVC double glazed window to side aspect. Laminate flooring. Central heating radiator. Velux skylight. Built in wardrobe.

Bedroom Four 9' 8" x 14' 10" (2.94m x 4.52m)

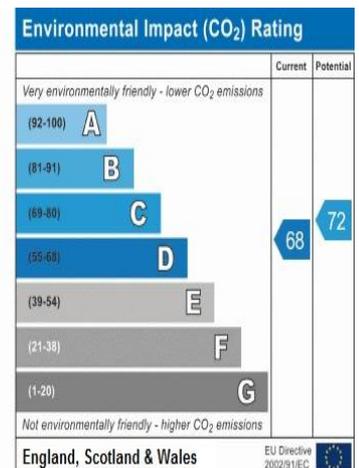
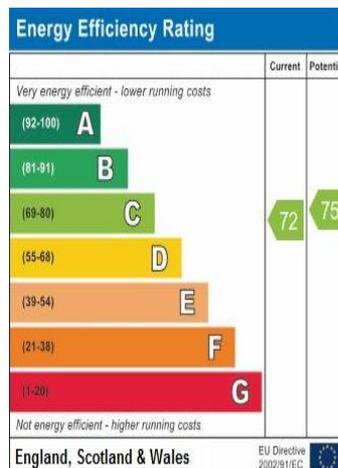
Velux skylight. Laminate flooring. Central heating radiator. Access to eaves storage.

External

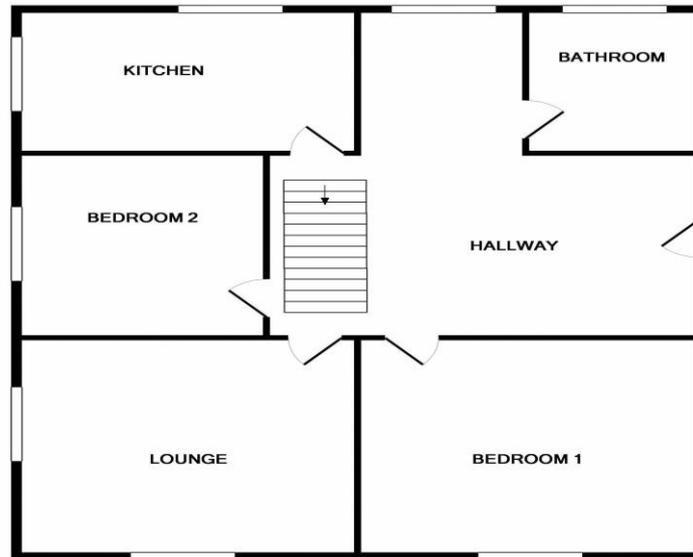
There is an enclosed yard to the rear.

Close to Local Amenities

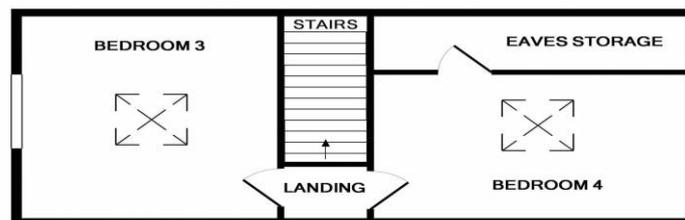
Gas Central Heating and Double Glazing







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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