



West Street, Ince, Wigan, WN2 2HF

Monthly Rental Of £450

A well presented 3 bedroom end terrace home, with a driveway offering off road parking, located in the Ince area of Wigan, Greater Manchester. Briefly comprises of the following, an entrance porch, spacious lounge with a feature electric fire and surround, a fitted kitchen to the rear and a large garden. To the upper floor, you will find 2 double sized bedrooms and 1 single bedroom, plus a family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Comes with double glazed windows throughout and warmed by gas central heating.



ACCOMMODATION

Lounge 18' 7" x 11' 9" (5.66m x 3.59m)

A spacious lounge to the front of the property, with a feature electric fire and surround. Decorated in neutral colours with a light brown carpet. Fitted with a double glazed window to the front aspect and warmed by a gas central heated radiator.

Kitchen 6' 4" x 13' 7" (1.93m x 4.14m)

Fitted kitchen to the rear. A double glazed window is fitted to the rear aspect.

Stairwell to the Upper Floor

The stairwell to the upper floor. Decorated in neutral colours with a light brown carpet. Fitted with a banister rail and a spindle balustrade to the upper floor landing.

Master Bedroom 9' 10" x 10' 1" (2.99m x 3.08m)

A double sized master bedroom to the front of the property. Decorated in neutral colours with a mid oak wood laminate floor. A double glazed window is fitted to the front aspect and warmed by a gas central heated radiator.

Bedroom 2 8' 7" x 9' 7" (2.62m x 2.93m)

A double sized bedroom to the rear of the property. Decorated in neutral colours with a mid oak wood laminate floor. A double glazed window is fitted to the rear aspect and warmed by a gas central heated radiator.

Bedroom 3 7' 2" x 6' 3" (2.18m x 1.90m)


A single sized bedroom to the front of the property, decorated in neutral colours with a mid oak wood laminate floor. A double glazed window is fitted to the front aspect and warmed by a gas central heated radiator.

Family Bathroom 6' 0" x 6' 4" (1.82m x 1.94m)


Family bathroom with a 3 piece suite in white, including a basin, toilet and a bath tub with a shower over the bath. Fitted with a double glazed window to the rear and warmed by a gas central heated radiator.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Reference:

west_street_wigan

