



Breakey & Co



Claydon Drive, Ince

Offers in Excess of £145,000

- **Three bedrooms**
- **Spacious semi-detached**
- **Large garden**
- **Perfect for first time buyers**
- **Modern fitted kitchen**
- **Fitted storage cupboards**
- **Handy access to schools & amenities**
- **Viewings essential**
- **EPC-C**



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DESCRIPTION

Occupying a good-sized plot along Claydon Drive is this spacious three-bedroom semi-detached property. This lovely home presents a wonderful opportunity for first-time buyers and families alike seeking a home with handy access to schools, amenities and Wigan town centre. Internally the accommodation is arranged across two floors and in brief comprises of; a welcoming entrance hallway, a large lounge with dual-aspect windows, and the modern fitted kitchen/ diner equipped with integrated appliances. To the first floor, the landing area gives access to two double bedrooms, one single bedroom, and the tiled family shower room. Externally this attractive home offers a large garden to the rear with a lawn and decking area perfect for outdoor dining. To the front elevation is a driveway providing off-road parking. Early viewings are highly recommended to avoid disappointment.

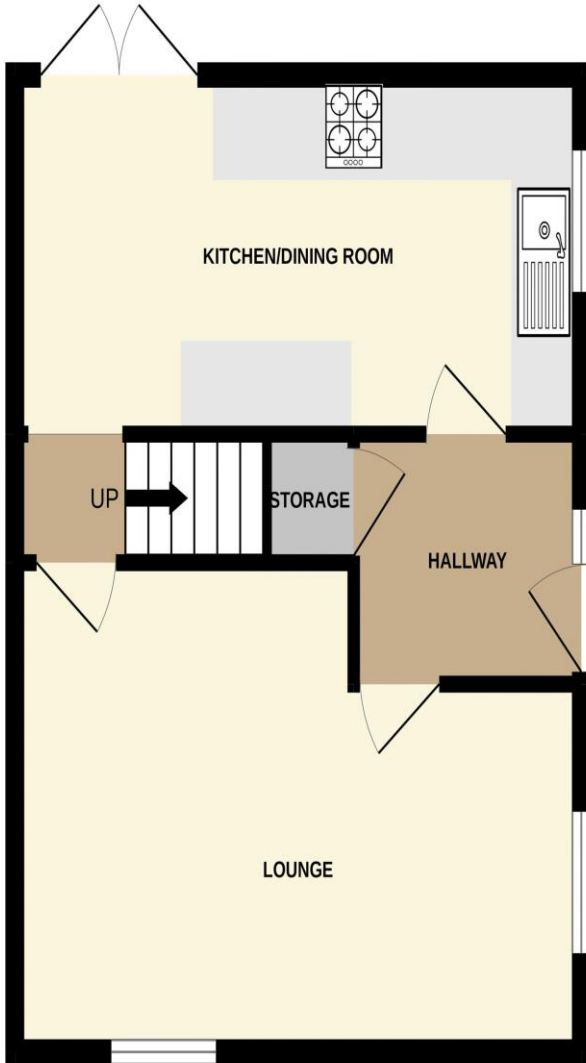




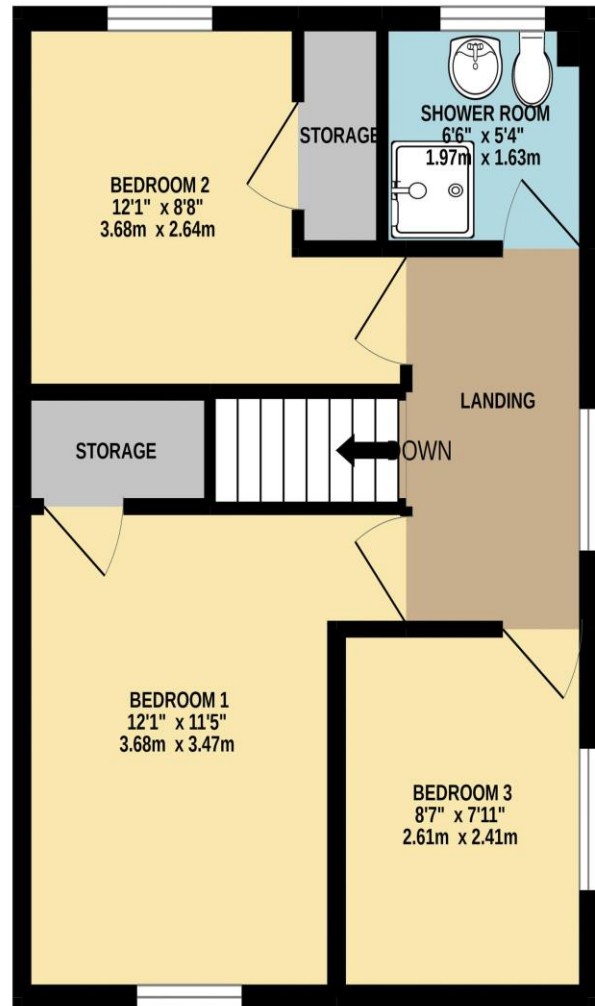
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GROUND FLOOR
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



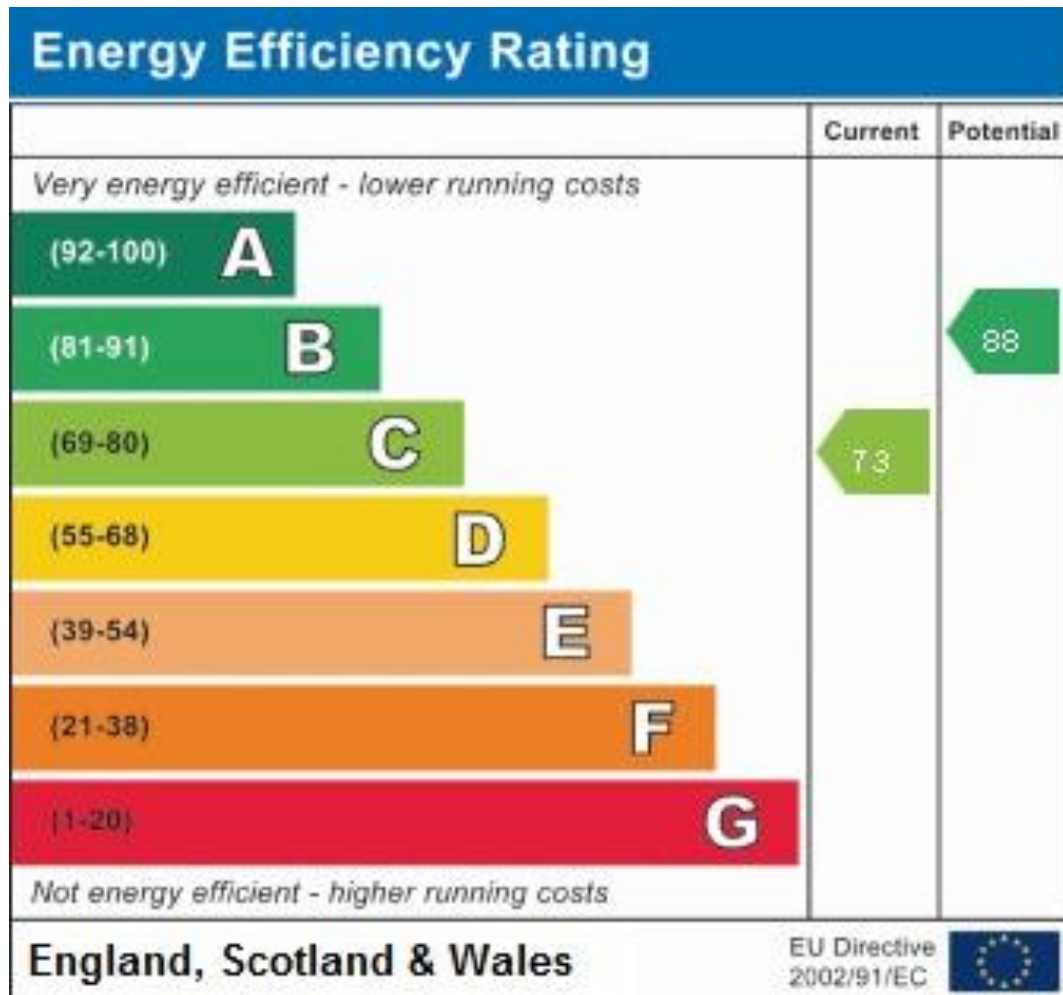
TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

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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