



**Holt Street, Higher Ince Wigan WN1 3HN**  
**OIRO 165,000**



**104-108 Wallgate**  
**Wigan**  
**WN3 4HE**  
**01942 367915**

**[hello@ruttergreen.co.uk](mailto:hello@ruttergreen.co.uk)**  
**[www.ruttergreen.co.uk](http://www.ruttergreen.co.uk)**

# Holt Street, Higher Ince Wigan WN1 3HN

Charming Two Bedroom Bungalow for Sale- Perfect renovation Project!

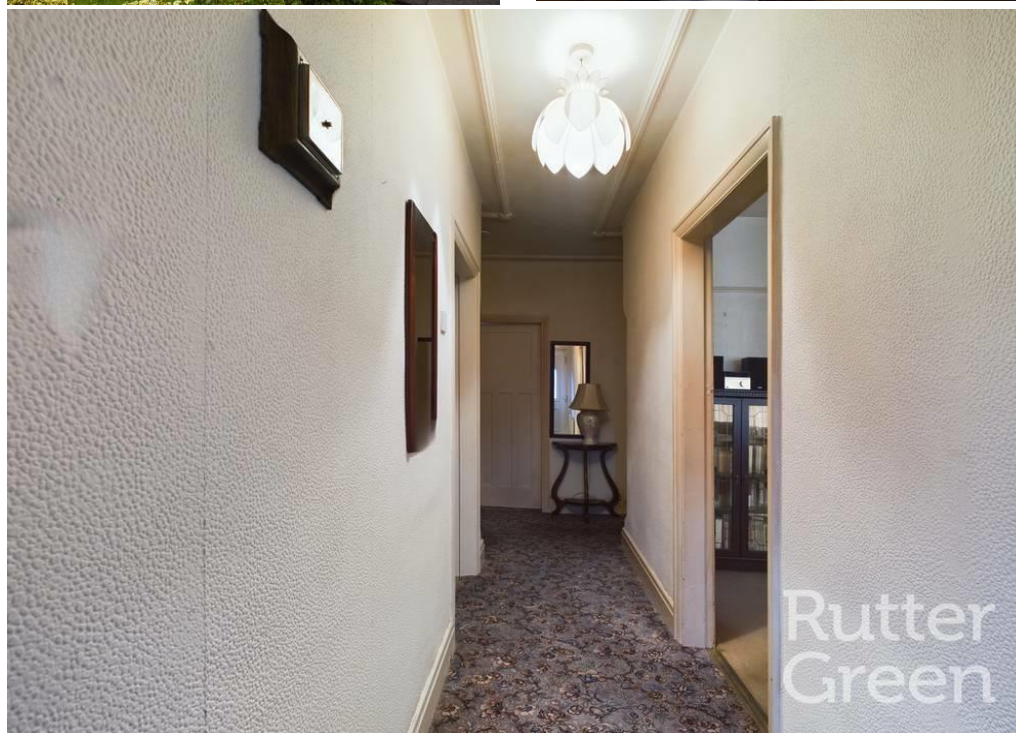
- Semi Detached True Bungalow
- Two Good Sized Bedrooms
- Quiet Cul-De-Sac Setting
- Large Rear Garden
- Ideal Renovation Project
- No Chain
- Two Reception Rooms
- Close to Schools & Town Centre
- Popular Location
- Early Viewings are Essential

Rutter Green are delighted to offer the opportunity to transform a classic two-bedroom bungalow into the home of your dreams! Nestled in a quiet cul-de-sac, this property is bursting with potential and awaits a passionate buyer ready to unleash their creativity. This bungalow offers a blank canvas to turn your aspirations into reality. The cozy layout features two well proportioned bedrooms, lounge, bathroom, dining room and galley kitchen. The rear of the property has a large private garden that is not overlooked allowing the opportunity to create a beautiful outdoor oasis, perfect for entertaining, gardening or simply relaxing.

The property is situated on the popular Holt Street in Ince and is just a short drive away from essential amenities, schools, and Wigan town Centre.

The property not only promises an ideal home, but also serves as a smart investment. Bungalows do not come to the market often and early viewings are highly recommended to avoid disappointment.

Please call Rutter Green on 01942 367915 or alternatively email [hello@ruttergreen.co.uk](mailto:hello@ruttergreen.co.uk)  
**EPC to follow.**



# Rutter Green

If you would like to arrange a viewing of this property, please contact our showroom at

**104-108 Wallgate**

**Wigan**

**WN3 4HE**

**01942 367915**

**hello@ruttergreen.co.uk**

Additional information on this property is available at

**www.ruttergreen.co.uk**



Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.



