



**23 Heather Grove, Wigan**

In Excess of **£110,000**



## 23 Heather Grove

Wigan, Wigan

Charming 2-bed semi-detached house in prime Newtown location. Cosy living room, modern kitchen, contemporary bathroom, fitted wardrobes. Lawned garden, patio, and driveway. Close to amenities, schools, and parks. Ideal for convenient living.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- On offer with no chain
- Well placed for local amenities and Robin Park Retail Centre
- Close to local schools and award winning parks
- Welcoming living room with feature fireplace
- Ground floor contemporary bathroom with three piece suite in white
- Two good sized bedrooms; one with fitted wardrobes
- Lawned rear garden with paved patio
- Driveway to the front for off road parking

Hallway

Living room

Kitchen

Wc

Bed 1

Bed 2

Bathroom

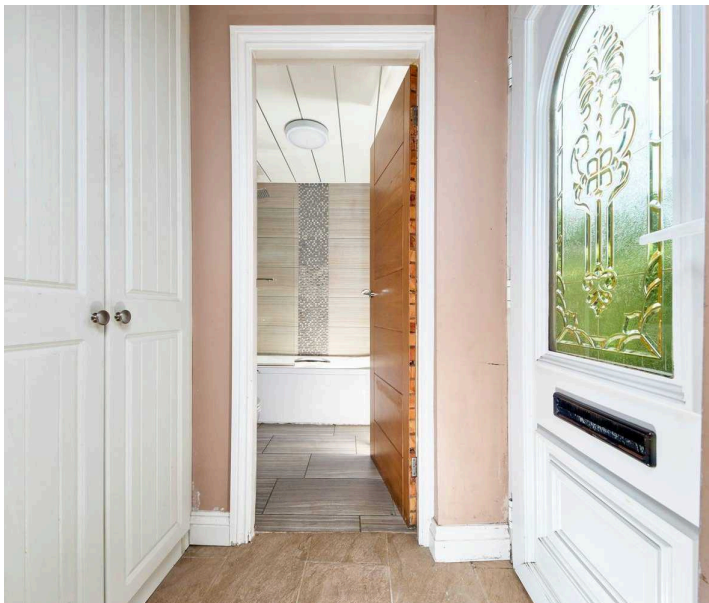


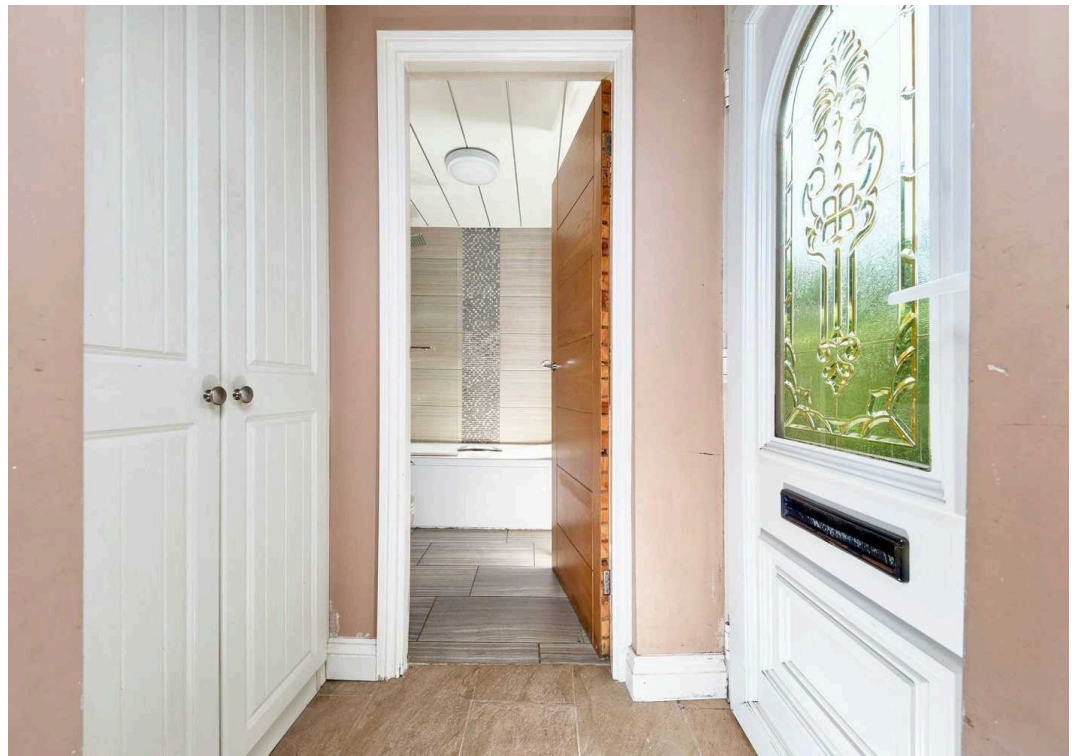


**GARDEN**

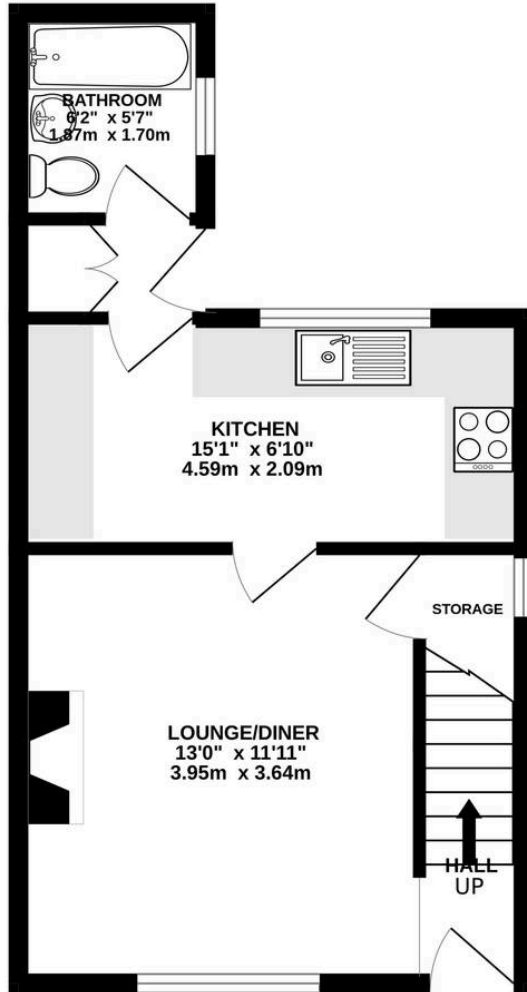
**DRIVEWAY**

1 Parking Space

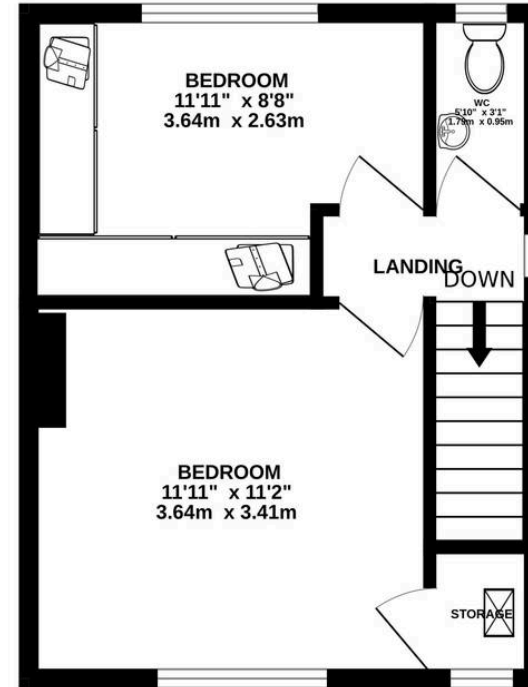




GROUND FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.3 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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# B Alan Batt

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