

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Castle Grove,

Situated in an established location is this well presented and well proportioned three bedroom semi-detached family home with gardens to front and rear which includes off road parking in cul de sac location

MUST BE VIEWED

Asking Price £169,950

11 Castle Grove , WN7 2UJ



In further detail the property includes:-

GROUND FLOOR

ENTRANCE

ENTRANCE HALL

LOUNGE

11'9 (max) x 12'0 (max) (3.35m'2.74m (max) x 3.66m'0.00m (max))
Radiator.

DINING ROOM

11'9 (max) x 10'0 (max) (3.35m'2.74m (max) x 3.05m'0.00m (max))
Radiator.

KITCHEN

8'9 (max) x 9'9 (max) (2.44m'2.74m (max) x 2.74m'2.74m (max))
Fitted base and wall cupboards. Inset

sink and mixer tap. Extractor hood.

Plumbing for washing machine. Part tiled 8'9 (max) x 7'3 (max) (2.44m'2.74m (max) x 2.13m'0.91m (max))
walls. Radiator. Door to outside area.

FIRST FLOOR

LANDING

BEDROOM

12'0 (max) x 12'2 (max) (3.66m'0.00m (max) x 3.66m'0.61m (max))
Radiator.

BEDROOM

12'2 (max) x 10'3 (max) (3.66m'0.61m (max) x 3.05m'0.91m (max))
Radiator.

BEDROOM

6'11 (max) x 9'1 (max) (1.83m'3.35m (max) x 2.74m'0.30m (max))
Storage cupboard. Radiator.

BATHROOM

Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level WC. Part tiled walls. Storage cupboard. Radiator.

OUTSIDE

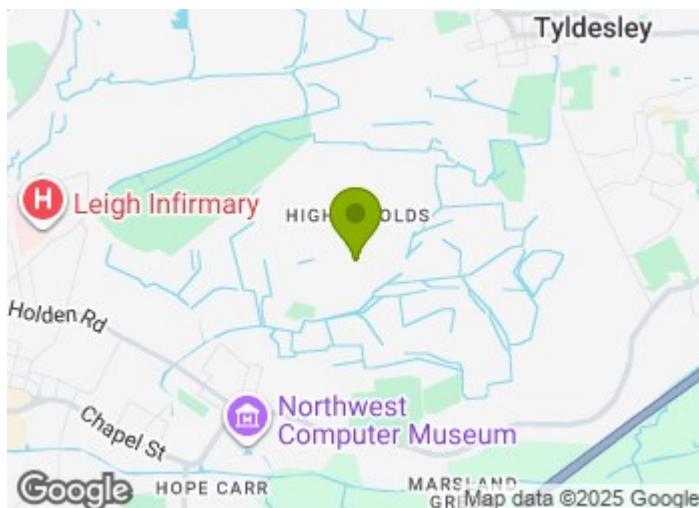
Off road parking. Gardens to front and rear

TENURE

Freehold

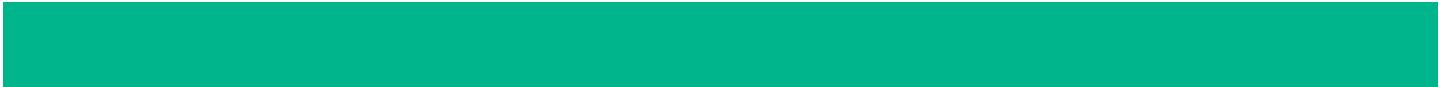
COUNCIL TAX BAND

Wigan Borough Council A

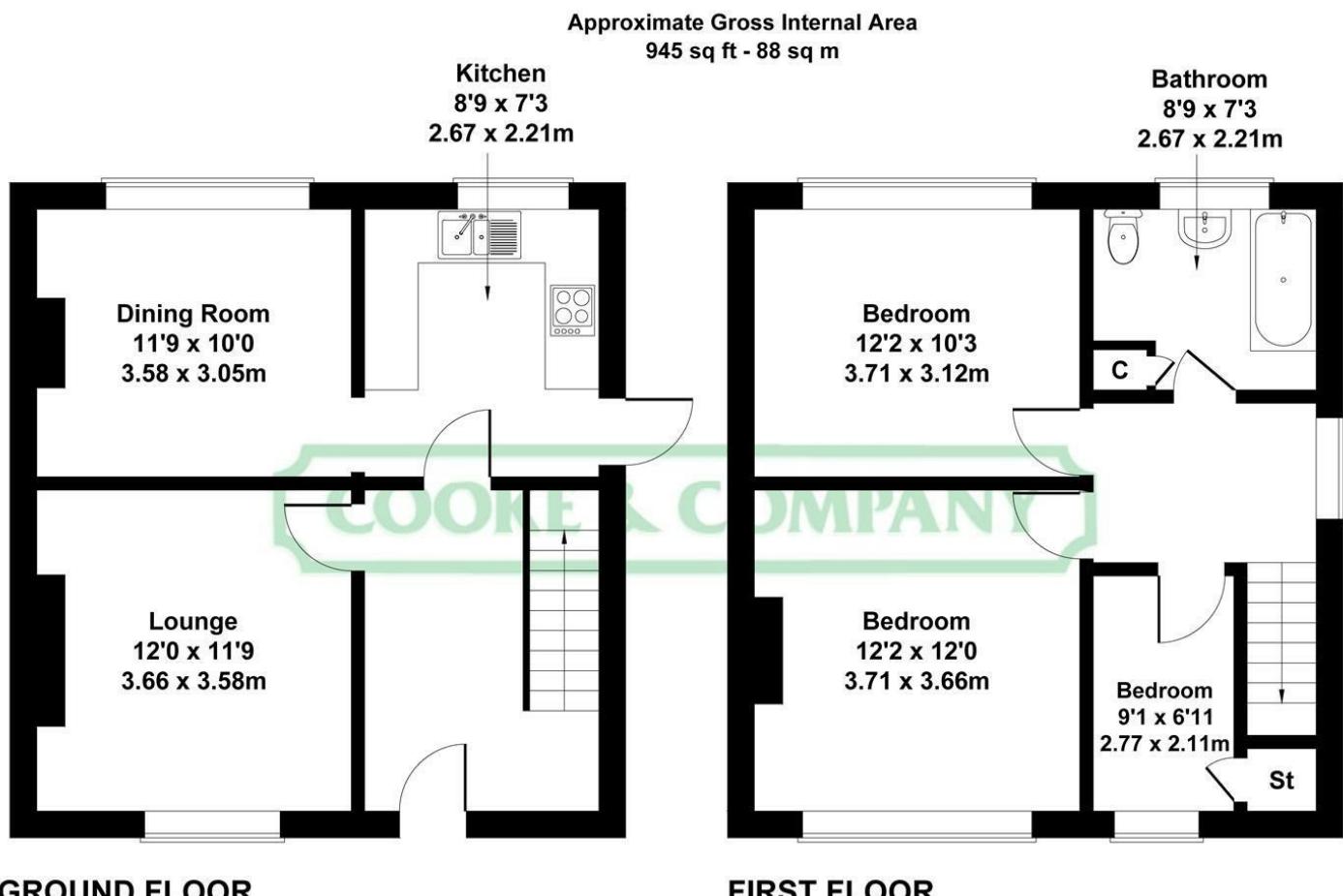


Directions

Sat Nav Ref: WN7 2UJ



Floor Plan



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	