



## 7 Edgeware Grove, Wigan

£300,000 Freehold

Four Bedroom Detached Bungalow • Large Plot with Low Maintenance Rear Garden • Kitchen with Range cooker and Fridge Freezer • Master Bedroom with En-Suite • Spacious Conservatory • Paved Driveway Suitable for Multiple Vehicles • Garage with Electric Door • Council Tax band - D • EPC - D

Desirable four-bed bungalow with modern amenities & traditional charm. Spacious porch, lounge, dining room, well-equipped kitchen, master en-suite, shower room, conservatory. Large low maintenance garden, ample parking, garage. Council tax band D, freehold, EPC rating D for energy efficiency.

Council Tax band: D

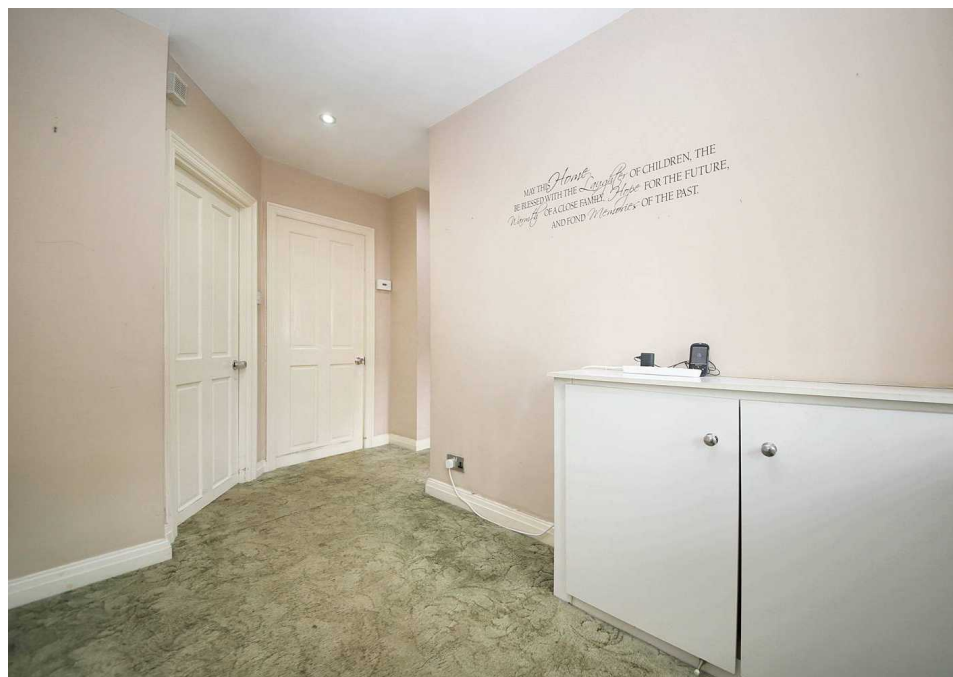
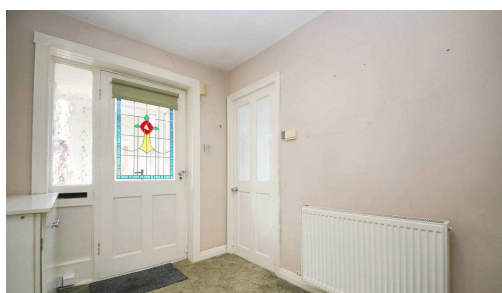
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

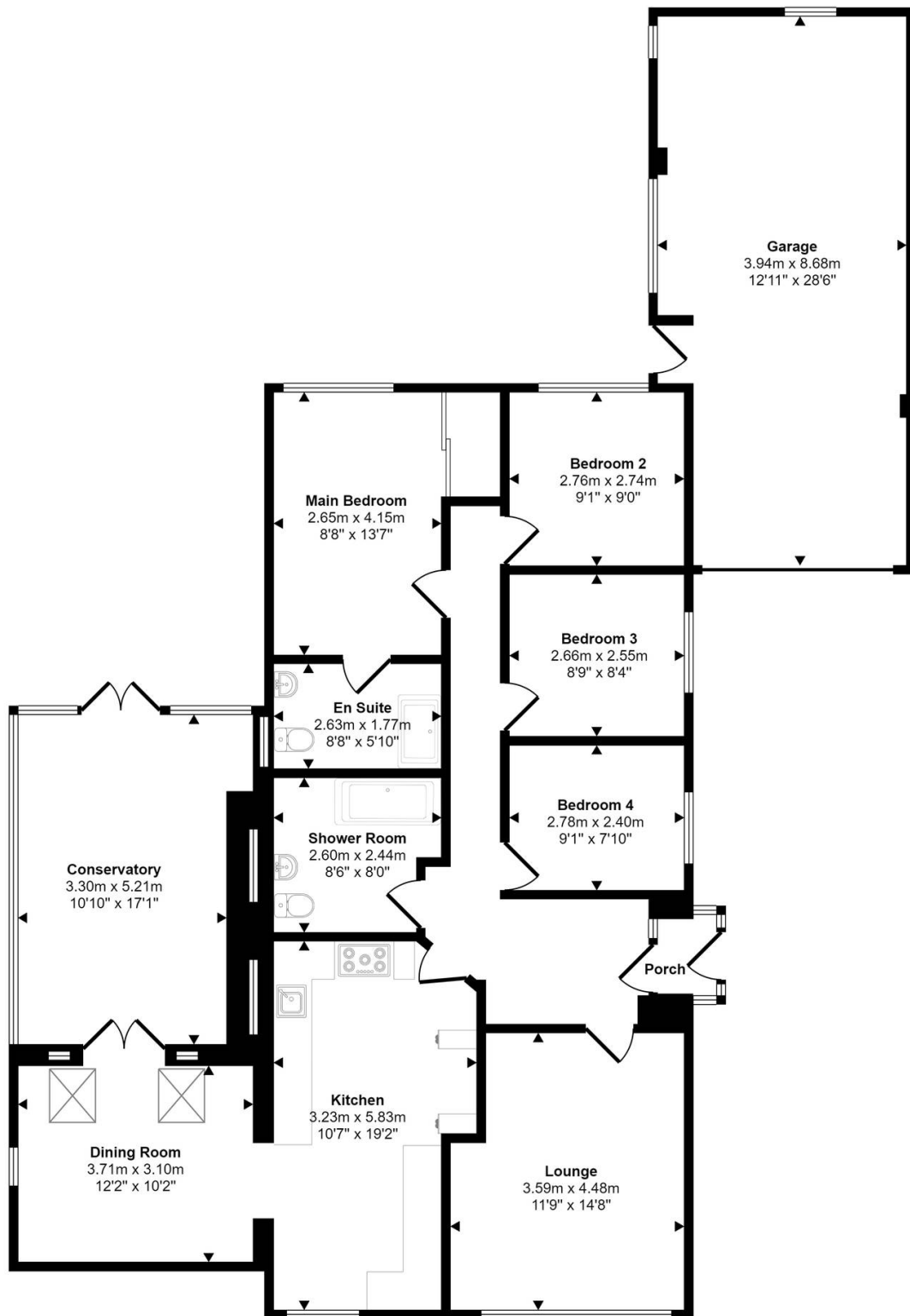


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Approx Gross Internal Area  
164 sq m / 1763 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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