



 **2**
Bedrooms

 **1**
Bathroom

**NO CHAIN - READY TO MOVE INTO - TRUE BUNGALOW - SOUGHT
AFTER LOCATION - FRONT & REAR GARDENS - GARAGE & DRIVEWAY
- PERFECT FOR RETIREES - CLOSE TO THE LOCAL AMENITIES -
VIEWINGS ARE A MUST**

Borron Shaw are delighted to offer this lovely semi-detached true bungalow for sale, situated on a popular estate in Hindley Green. It comprises of:- Entrance Hallway, Lounge, Kitchen, Two Bedrooms and a Shower Room. This bungalow is ideal for a buyer looking for something that is ready to move into. It benefits from UPVC double glazing throughout and is warmed by gas central heating. Externally it has easy to maintain paved front and rear gardens, driveway parking and a detached garage. We do expect high levels of interest so please book early viewings to avoid disappointment.

NO CHAIN - READY TO MOVE INTO - TRUE BUNGALOW - SOUGHT AFTER LOCATION - FRONT & REAR GARDENS - GARAGE & DRIVEWAY - PERFECT FOR RETIREES - CLOSE TO THE LOCAL AMENITIES - VIEWINGS ARE A MUST

Borron Shaw are delighted to offer this lovely semi-detached true bungalow for sale, situated on a popular estate in Hindley Green. It comprises of:- Entrance Hallway, Lounge, Kitchen, Two Bedrooms and a Shower Room. This bungalow is ideal for a buyer looking for something that is ready to move into. It benefits from UPVC double glazing throughout and is warmed by gas central heating. Externally it has easy to maintain paved front and rear gardens, driveway parking and a detached garage. We do expect high levels of interest so please book early viewings to avoid disappointment.

Entrance Hallway - UPVC entrance door with double glazed sidelite leads into the hallway, storage cupboard.

Lounge (17'2" x 10'7") - UPVC double glazed window, gas fire set into a feature surround, radiator.

Kitchen (11'2" x 9'8") - Modern kitchen fitted with a range of wall and base units, cupboards and drawers with contrasting work surfaces, stainless steel sink unit with drainer and mixer tap, built in electric oven and hob with a stainless steel chimney vent over, UPVC double glazed window and door into the rear garden.

Bedroom One (12'5" x 10'8") - UPVC double glazed window, fitted sliding wardrobes, radiator.

Bedroom Two (10' x 8') - UPVC double glazed window, radiator.

Shower Room - Double walk in shower cubicle, hand wash basin set in vanity unit, WC, radiator, UPVC double glazed window.


Exterior

Front - Easy to maintain paved front garden and driveway, double gated to the garage and rear garden.

Rear - Flagged rear garden with a garden shed, concrete sectional and fenced boundaries.

Detached Garage - Up and over door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Edinburgh Drive, Hindley Green, WN2



Energy performance certificate (EPC)

41 Edinburgh Drive
Hindley Green
WIGAN
WN2 4HL

Energy rating

D

Valid until: **23 May 2034**

Certificate number: **0380-2544-8350-2324-7805**

Property type Semi-detached bungalow

Total floor area 57 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 57% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 236 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,082 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £193 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 6,239 kWh per year for heating
- 1,669 kWh per year for hot water



Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO2

This property produces 2.4 tonnes of CO2

This property's potential production 1.0 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£114
2. Low energy lighting	£15	£29
3. Solar water heating	£4,000 - £6,000	£50
4. Solar photovoltaic panels	£3,500 - £5,500	£513

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Paul Reid
Telephone	01695 624423
Email	preid@epcwigan.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/027471
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	24 May 2024
Date of certificate	24 May 2024
Type of assessment	RdSAP
