



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



256, Poolstock Lane, Wigan, WN3 5JE
Offers in the Region Of £160,000

- Three bed semi detached
- Popular location
- Gas central heating
- UPVC double glazing
- Block paved driveway
- Viewing recommended



256, Poolstock Lane, Wigan, WN3 5JE

This three bedroomed semi-detached house is offered for sale with no chain. The property has the benefit of UPVC double glazing and gas fired central heating whilst providing excellent potential for improvement.

Accommodation

Ground floor

Entrance hall

Reception room one 12' 0" x 8' 11" (3.67m x 2.71m)

Plus bay

Reception room two 12' 10" x 11' 6" (3.90m x 3.51m)

Kitchen 8' 4" x 6' 2" (2.54m x 1.89m)

First floor

Bedroom one 12' 0" x 10' 8" (3.65m x 3.25m)

With fitted wardrobes.

Bedroom two 10' 8" x 10' 0" (3.25m x 3.04m)

Bedroom three 7' 3" x 7' 1" (2.21m x 2.17m)

Shower room

Externally

There is a block paved driveway and lawn area top the front and enclosed garden to the rear.

Services

All mains services are available and connected. Gas fired central heating is provided by a Worcester combi boiler. Services and service installations have not been inspected or tested.

Tenure

The property is leasehold for the remainder of 999 years at an annual ground rent of £3.50.

Council Tax

The property is listed as band B for Council Tax.

Viewing

Viewings by appointment only. Please contact our office on 01942 241797 or by email enquiries@healysimpson.co.uk

Disclaimer

These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Interested parties should seek professional verification on points of importance or concern.



Energy performance certificate (EPC)

256 Poolstock Lane
WIGAN
WN3 5JE

Energy rating

D

Valid until: **13 July 2033**

Certificate number: **6117-5023-3110-0274-8296**

Property type

Semi-detached house

Total floor area

78 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 current energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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