



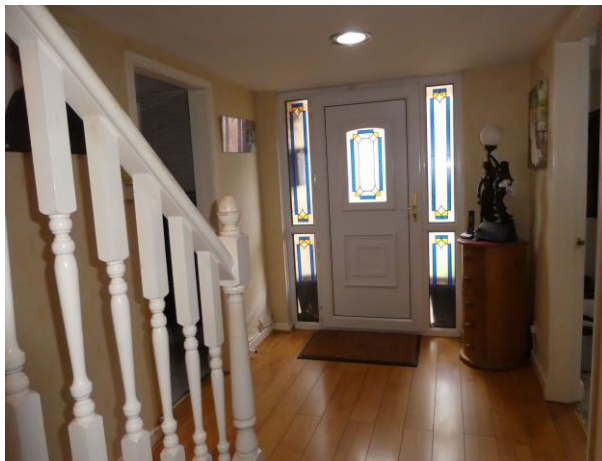
# HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



## **1, St. Malo Road, Wigan, WN1 2PN** **Offers in the Region Of £475,000**

- Detached house
- Five bedrooms
- Ground floor W.C.
- Two en-suite bathrooms
- Off road parking
- Sought after area



## 1, St. Malo Road, Wigan, WN1 2PN

We are pleased to offer to the market this individual modern detached family home in the popular area of Swinley. To the ground floor, the property has three reception rooms including the lounge area which has lovely views of the garden, separate study, ground floor W.C., fully fitted kitchen, separate breakfast room, utility room and integral garage. To the first floor, the property has the benefit of five bedroom, two of which are en-suite and a family bathroom. Externally the property has the benefit off road parking and gardens to the front and rear. Early viewing is highly recommended.

**Entrance hall** 12' 2" x 9' 10" (3.72m x 3.00m)

**Ground floor W.C.** 5' 11" x 5' 7" (1.80m x 1.71m)

**Study** 8' 7" x 6' 4" (2.62m x 1.92m)

**Reception room one** 18' 2" x 14' 0" (5.53m x 4.26m)

**Breakfast room** 14' 6" x 7' 3" (4.41m x 2.21m)

**Kitchen** 15' 3" x 6' 10" (4.65m x 2.08m)  
Fitted with a range of modern wall and base units.

**Dining room** 15' 6" x 10' 0" (4.72m x 3.04m)

**Utility room** 8' 5" x 7' 5" (2.57m x 2.25m)

**Reception room two** 13' 0" x 11' 8" (3.97m x 3.55m)

### First floor

**Bedroom One** 15' 6" x 11' 6" (4.72m x 3.51m)

**En Suite** 7' 3" x 5' 8" (2.22m x 1.72m)

**Bedroom Two** 14' 10" x 11' 8" (4.52m x 3.56m)

**En suite** 7' 3" x 5' 10" (2.20m x 1.77m)

**Bedroom Three** 11' 7" x 10' 7" (3.54m x 3.22m)

**Bedroom Four** 10' 1" x 9' 8" (3.08m x 2.94m)

**Bedroom Five** 9' 8" x 9' 6" (2.94m x 2.90m)

**Bathroom** 9' 7" x 5' 8" (2.92m x 1.73m)

### **Externally**

The property has ample off road parking to the front and a good sized enclosed rear garden with patio area.

### **Tenure**

Leasehold

### **Viewing**

Viewings by appointment only. Please contact this office on 01942 241797 or by email to 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.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1417 SQ. FT.  
(131.7 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 864 SQ. FT.  
(80.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 2321 SQ. FT. (215.6 SQ. M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is for illustrative purposes only and should not be used to suit 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.  
Made with Metaplan 9/0/11



# Energy performance certificate (EPC)

1 St. Malo Road  
WIGAN  
WN1 2PN

Energy rating

**D**

Valid until: **14 May 2033**

Certificate number: **0150-2925-3151-2197-2881**

Property type

Semi-detached house

Total floor area

197 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 C.

[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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		76 C
55-68	<b>D</b>	66 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		