



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



13, Smith Street, Wigan, WN2 1RS
Offers in the Region Of £189,950

- Three bedroomed terraced
- En-suite to master bedroom
- Off road parking and garden
- Refurbished in recent years
- Close to Haigh
- Viewing highly recommended



13, Smith Street, Wigan, WN2 1RS

Finished to the highest of standards throughout, this extended mid-terraced cottage style property is tucked away off Holly Road in a secluded location but within walking distance of the centre of Aspull Village. The property has been completely refurbished over the last few years including new bathroom and en-suite fittings, new fitted kitchen with integrated appliances, replacement windows, doors and new roof covering.

Accommodation

Ground floor

Lounge 13' 1" x 12' 2" (3.99m x 3.70m)
With log burner fitted to the fireplace..

Dining kitchen 15' 0" x 10' 5" (4.58m x 3.18m)
Fitted with a shaker style kitchen with integrated oven, hob, extractor hood, fridge and dishwasher.

Rear hall

Bathroom 6' 6" x 6' 1" (1.98m x 1.85m)
The bathroom fittings comprise of roll top bath, white W.C and basin with complimentary tiling.

First floor

Bedroom One 10' 8" x 9' 8" (3.26m x 2.95m)

En-suite shower room 8' 10" x 3' 8" (2.70m x 1.12m)

Bedroom Two 10' 6" x 8' 0" (3.20m x 2.43m)

Bedroom Three 16' 1" x 6' 8" (4.90m x 2.03m)

Externally

The property has an enclosed yard to the rear with a small outhouse which has a power supply and is currently in use as a log store and houses the tumble dryer. To the front is an area rented from Wigan Council (full details on request) which provides a garden area and parking for numerous vehicles.

Services

Mains gas, electricity, water and drainage are available and connected. Gas fired central heating is provided by a combi boiler. Services and service installations have not been inspected or tested.

Tenure

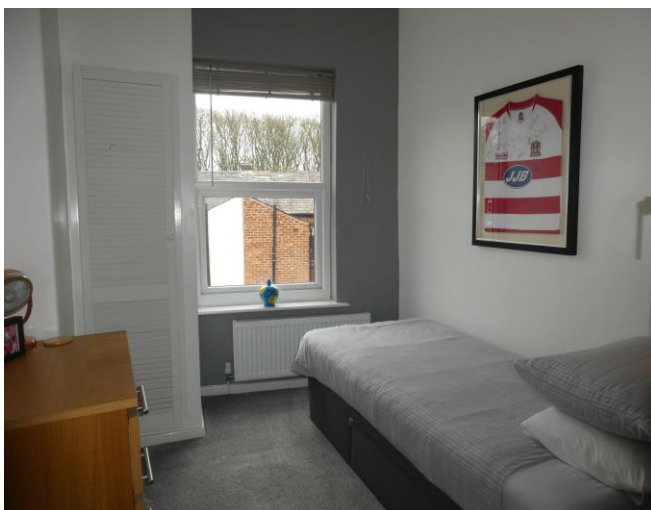
The property is leasehold.

Viewings

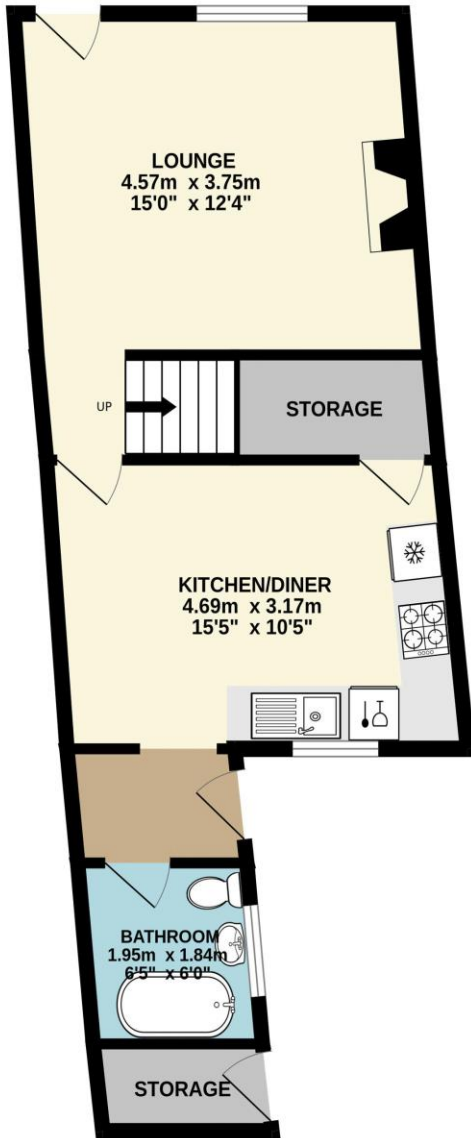
Viewings are by appointment only. Please contact our office on 01942 241797 or by email enquiries@healysimpson.co.uk

Disclaimer

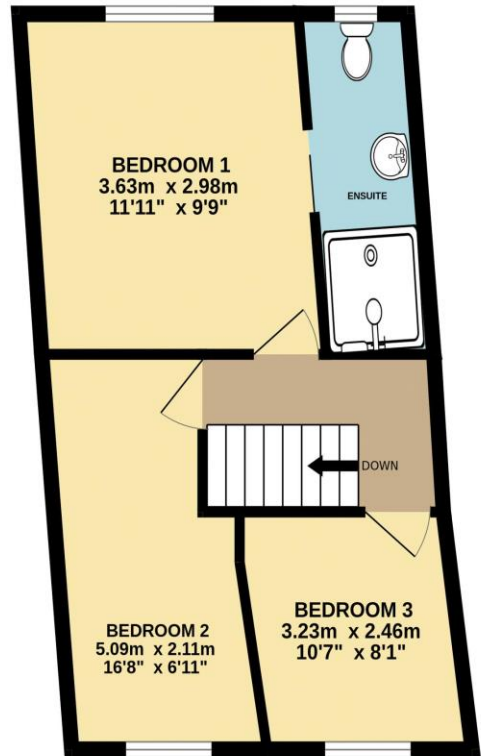
These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Interested parties should seek professional verification on points of importance or concern.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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.
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Energy performance certificate (EPC)

13 Smith Street
Aspull
WIGAN
WN2 1RS

Energy rating

C

Valid until: 10 March 2034

Certificate number: 4434-9827-2300-0239-5296

Property type: Mid-terrace house

Total floor area: 80 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 C. 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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		