



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



39, Low Bank Road, Wigan, WN4 9QS
Offers in the Region Of £169,995

- Fully refurbished throughout
- Two bedrooms
- Integrated appliances
- Ground floor W.C.
- No chain
- Viewing recommended



39, Low Bank Road, Wigan, WN4 9QS

This end terraced property has been fully refurbished throughout whilst sympathetically retaining many original features. The property has a new fitted kitchen in cream gloss with contrasting worktops and integrated appliances including fridge freezer, double oven, five ring gas hob with extractor hood, microwave, washing machine and dishwasher. The bathroom also has a new suite with mains shower over the bath and a new ground floor W.C. fitted to the understairs off the rear reception room. Externally the garden area has an area of decking and artificial grass.

Accommodation

Ground floor

Vestibule

Entrance Hall

With panel effect walls.

Reception room one 11' 6" x 11' 5" (3.50m x 3.49m)

Plus bay window and open fireplace.

Reception room two 15' 1" x 12' 6" (4.61m x 3.82m)

With laminate wood effect flooring and UPVC French doors leading to the rear garden.

Ground floor W.C.

Kitchen 11' 10" x 7' 11" (3.61m x 2.42m)

Fitted with a range of cream gloss wall and base units. Integrated Neff double oven, microwave, five ring gas hob, fridge freezer, washing machine and dishwasher.

First floor

Landing

Bedroom One 15' 1" x 11' 7" (4.60m x 3.52m)

Bedroom Two 15' 6" x 7' 2" (4.73m x 2.18m)

Bathroom 9' 9" x 7' 7" (2.98m x 2.32m)

Fitted with a new white W.C. and basin in vanity unit, bath with screen and mains shower over the bath. Chrome heated towel rail and fitted shelf unit.

Externally

The property is garden fronted with an area of low maintenance artificial lawn. To the rear, the south facing garden has areas of new decking, artificial lawn and boarders.

Services

All mains services are available and connected. Gas fired central heating is provided by a new Ideal Logic combi boiler serving new radiators.

Tenure

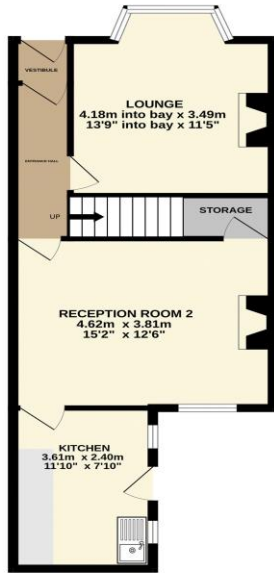
The property is leasehold for a term of 999 years from 1st July 1910 at an annual ground rent of £2.00.

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



While 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 misstatement. 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 quality or efficiency can be given.
Made with floorplan 62122



Energy performance certificate (EPC)

39 Low Bank Road
Ashton-In-Makerfield
WIGAN
WN4 9QS

Energy rating

D

Valid until:

28 April 2034

Certificate
number:

**2213-3037-2204-1184-
4200**

Property type	End-terrace house
Total floor area	86 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		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		