



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



17, Holme Terrace, Wigan, WN1 2HH
Offers in the Region Of £100,000

- Mid terraced house
- Three bedrooms
- Refurbishment opportunity
- Partial central heating
- No chain
- Enclosed rear yard



17, Holme Terrace, Wigan, WN1 2HH

We are pleased to offer for sale this mid terraced property with vacant possession. Whilst the property requires refurbishment, it does have partial gas fired central heating with radiators on the first floor only. The accommodation briefly comprises: vestibule, lounge, kitchen, pantry, three bedrooms and bathroom with an enclosed yard to the rear.

Accommodation

Vestibule

Lounge 14' 5" x 13' 4" (4.40m x 4.06m)

Kitchen 13' 1" x 8' 0" (3.98m x 2.45m)

Pantry 8' 0" x 4' 1" (2.44m x 1.25m)

First floor

Bedroom One 11' 4" x 9' 5" (3.45m x 2.87m)

Bedroom Two 10' 1" x 9' 4" (3.08m x 2.85m)

Bedroom Three 8' 0" x 6' 11" (2.44m x 2.11m)

Bathroom 8' 1" x 7' 9" (2.47m x 2.37m)

Fitted with adapted wet room.

Externally

The property is pavement fronted with an enclosed yard to the rear.

Tenure

The property is leasehold. The lease is 999 years from 12th May 1949 at an annual ground rent of £2.50.

Council Tax band

The property is listed in band A.

Viewings

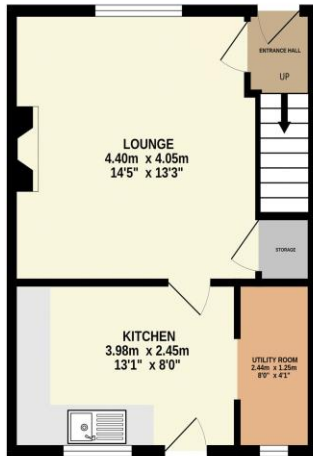
Viewings by appointment only. Please contact this office on 01942 241797 or by email to enquiries@healysimpson.co.uk

Disclaimer

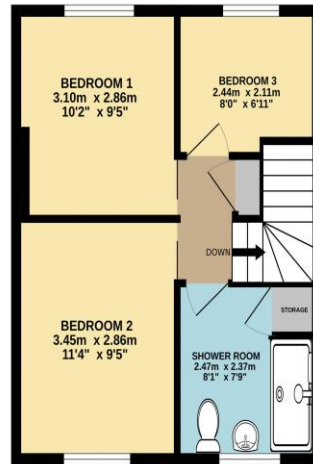
These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Interested parties should seek professional verification on points of importance or concern.



GROUND FLOOR



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)

17 Holme Terrace WIGAN WN1 2HH	Energy rating	Valid until:	15 July 2034
	D	Certificate number:	9262-3040-1203-1824-0200
Property type	Mid-terrace house		
Total floor area	71 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 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+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		