



HEALY SIMPSON
PROPERTY CONSULTANTS SINCE 1880



48, Leacroft, Wigan, WN4 0LN
Offers in the Region Of £170,000

- Semi-detached bungalow
- Viewing recommended
- Two bedrooms
- Cul de Sac location



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This semi-detached bungalow has been altered internally to increase the living space by providing a second bedroom at first floor level and extending the living area into the former second floor bedroom. The property could quite easily be returned to a true bungalow with two ground floor bedrooms. A UPVC conservatory has also been added to the rear of the property.

Accommodation

Ground Floor

Entrance Hall

Through lounge/diner 31' 4" x 10' 10" (9.55m x 3.30m)

Kitchen 10' 11" x 7' 10" (3.34m x 2.39m)

Fitted with a range of white base and wall units with integrated double oven, gas hob and extractor.

Conservatory 11' 7" x 10' 6" (3.53m x 3.21m)

UPVC construction.

Shower room 9' 5" x 5' 5" (2.86m x 1.65m)

Wet room style fittings in white. Fully tiled and fitted with an electric shower.

Bedroom One 10' 10" x 8' 7" (3.30m x 2.62m)

With fitted wardrobes.

First floor

Bedroom Two 22' 5" x 15' 0" (6.83m x 4.58m)

With fitted wardrobes and W.C.

Externally

There is a driveway to the front and enclosed low maintenance garden to the rear.

Services

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

Tenure

The property is Freehold.

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)

48 Leacroft
Ashton-In-Makerfield
WIGAN
WN4 0LN

Energy rating

D

Valid until:

14 October 2034

Certificate number:

9330-2755-3400-2994-4245

Property type

Semi-detached house

Total floor area

104 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	68 D	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/9330-2755-3400-2994-4245?print=true>

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