



**HEALY SIMPSON**  
PROPERTY CONSULTANTS SINCE 1880



**10, Chapel Street, Wigan, WN3 4LB**  
**Offers in the Region Of £135,000**

- Three bedrooms
- Gardens front & rear
- End terrace
- No chain



## 10, Chapel Street, Wigan, WN3 4LB

We are pleased to offer to the market this three bedroomed end terraced house. The property is available for sale with no chain and has the benefit of a recently fitted kitchen, modern bathroom and good sized rear garden. The property is warmed by gas central heating. Early viewing is highly recommended.

### Accommodation

#### Ground floor

##### Entrance hall

**Lounge** 13' 3" x 12' 6" (4.04m x 3.80m)

**Dining kitchen** 19' 9" x 10' 0" (6.02m x 3.04m)  
Fitted with modern wall and base units.

##### Rear porch

#### First floor

##### Landing

**Bedroom one** 12' 5" x 11' 2" (3.79m x 3.41m)

**Bedroom two** 11' 2" x 10' 0" (3.40m x 3.04m)

**Bedroom three** 8' 11" x 7' 6" (2.73m x 2.29m)

**Shower room** 8' 3" x 6' 2" (2.51m x 1.89m)

Fitted with white W.C, basin and double shower cubicle with mains shower.

#### Externally

The property is garden fronted and has an enclosed garden to the rear which is not overlooked.

#### Services

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

#### Tenure

The property is leasehold. The lease dated 1st February 1935 is for a term of 999 years less 10 days from 1st August 1934 at an annual ground rent of £2.50.

#### Viewing

Viewings by appointment only. Please contact our office on 01942 241797 or by email [enquiries@healysimpson.co.uk](mailto:enquiries@healysimpson.co.uk)

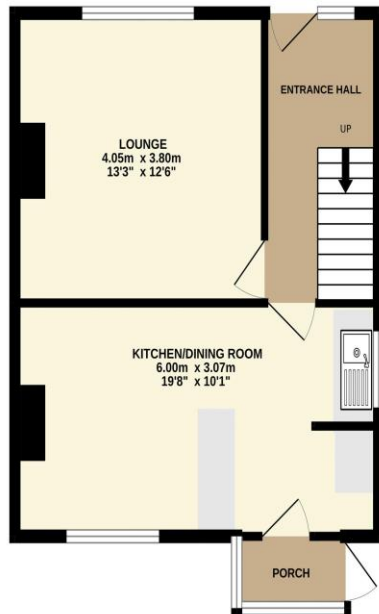
#### Disclaimer

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.

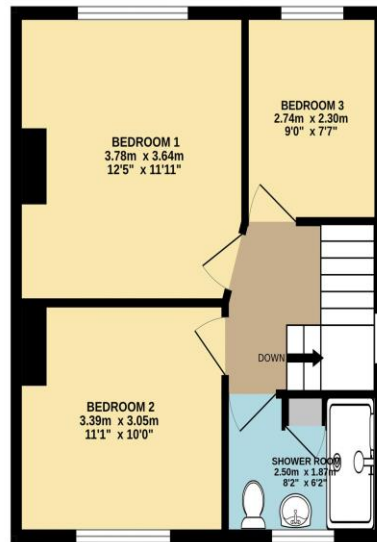




GROUND FLOOR  
41.3 sq.m. (444 sq.ft.) approx.



1ST FLOOR  
39.6 sq.m. (426 sq.ft.) approx.



TOTAL FLOOR AREA : 80.9 sq.m. (870 sq.ft.) approx.

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.  
Made with Metropix ©2024



# Energy performance certificate (EPC)

10 Chapel Street  
Ince  
WIGAN  
WN3 4LB

Energy rating

C

Valid until:

15 October 2034

Certificate number:

0290-1965-0922-8497-3043

Property type

End-terrace house

Total floor area

84 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		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0290-1965-0922-8497-3043?print=true>

1/4