

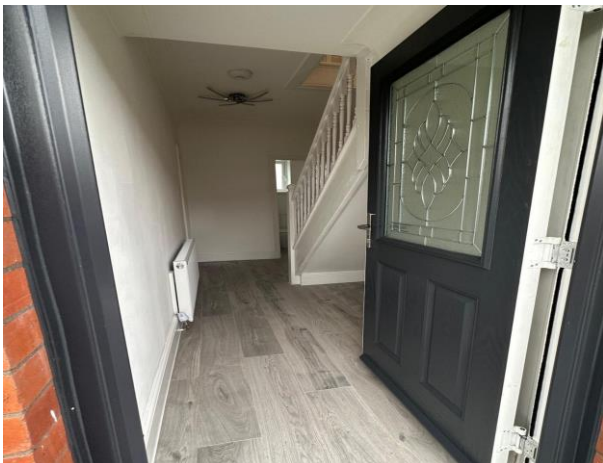


HEALY SIMPSON
PROPERTY CONSULTANTS SINCE 1880



41, Malvern Crescent, Wigan, WN3 4QA
Offers in the Region Of £220,000

- C2 certification for 2 children care home
- Viewing highly recommended
- Four bedrooms
- Large rear garden



41, Malvern Crescent, Wigan, WN3 4QA

We are pleased to offer to the market this recently refurbished four bedroom house. Located in the popular area of Spring View, the property briefly comprises: entrance hall, lounge, kitchen, ground floor W.C., four bedrooms, family bathroom and large rear garden. The property has C2 certification for use as a children's care home for two children and fire safety certification.

Ground floor

Entrance hall

Lounge 16' 9" x 10' 10" (5.10m x 3.3m)

Kitchen 16' 9" x 8' 2" (5.10m x 2.50m)

Ground floor W.C.

First floor

Bedroom One 12' 2" x 9' 6" (3.70m x 2.90m)

Bedroom Two 9' 2" x 9' 2" (2.80m x 2.80m)

Bedroom Three 10' 10" x 7' 3" (3.30m x 2.20m)

Bedroom Four 8' 6" x 7' 3" (2.60m x 2.20m)

Bathroom 7' 7" x 5' 11" (2.30m x 1.80m)

Fitted with white 3 piece suite and shower over the bath.

Externally

The property has off road parking to the front and a large rear garden.

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)			
41 Malvern Crescent Ince WIGAN WN3 4QA	Energy rating C	Valid until:	6 September 2033
		Certificate number:	0120-2823-5111-2907-1725
Property type		Mid-terrace house	
Total floor area		87 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	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		