



**HEALY SIMPSON**

PROPERTY CONSULTANTS SINCE 1880



**10, New Street, Wigan, WN2 5JB**  
**Offers Over £180,000**

- 6 person licensed HMO
- Four bedrooms
- 3 En-suite bedrooms
- 1 En-suite studio
- Lounge & separate kitchen
- Gross income £26,000 per annum



## **10, New Street, Wigan, WN2 5JB**

This semi detached property has been fully refurbished and has the benefit of a ground floor rear extension. The property is well presented throughout and is offered for sale fully furnished. The property is a 6 person licensed HMO with three en-suite bedrooms and en-suite studio.

### **Lounge**

Shared lounge

### **Bedroom One**

With en-suite.

### **Bedroom Two**

With en-suite..

### **Bedroom Three**

With en-suite.

### **Studio**

With en-suite and kitchenette.

### **Kitchen**

Shared kitchen

### **Externally**

The property has an enclosed garden to the rear.

### **Tenure**

The property is leasehold (less 10 days) from 13th July 1933 and an annual ground rent of £9.00.

### **Services**

All mains services. Gas and electricity certificates are available on request.

### **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)

10 New Street Platt Bridge WIGAN WN2 5JB	Energy rating	Valid until: <b>21 April 2032</b>
	<b>C</b>	Certificate number: <b>2295-1017-1214-7262-9200</b>

Property type: Semi-detached house

Total floor area: 113 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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