



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



3, Whistley Street, Wigan, WN2 5BH
Offers Over £150,000

- Four person HMO
- Four en-suite bedrooms
- Gross income £20,800 per annum
- Lounge & separate kitchen



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This end terraced property is a four person/four bedroom HMO. The property has a lounge and separate kitchen. Well presented throughout, the property is offered for sale fully furnished.

Lounge

Shared lounge.

Bedroom One

With en-suite

Bedroom Two

With en-suite.

Bedroom Three

With en-suite

Bedroom Four

With en-suite

Kitchen

Shared kitchen.

Tenure

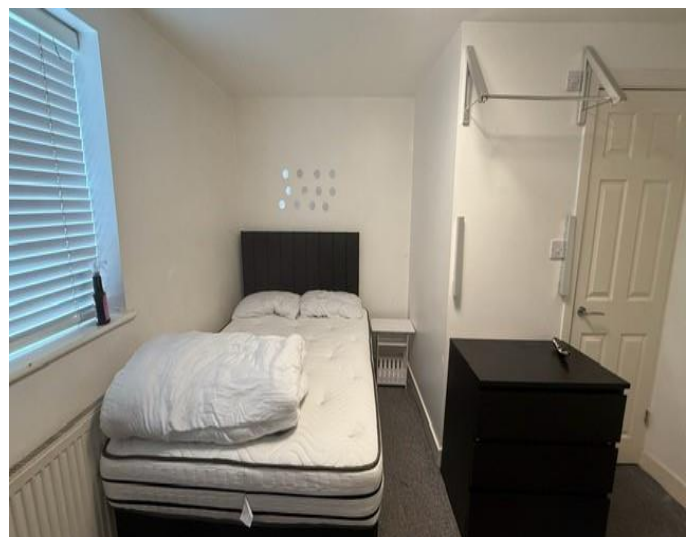
The property is leasehold dated 1st July 1874 for a term of 999 years from 25th December 1873 at an annual ground rent of £7.90.

Services

All mains services. Gas and electricity certificates 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)

3 Whistley Street Platt Bridge WIGAN WN2 5BH	Energy rating	Valid until: 21 April 2032
	C	Certificate number: 0190-2019-5141-2222-7881

Property type: end-terrace house

Total floor area: 93 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		86 B
69-80	C	70 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