



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



23, St. Malo Road, Wigan, WN1 2PN

Monthly Rental Of £1,400

- Four bedrooms
- Sought after location
- Courtyard garden
- Two reception rooms



23, St. Malo Road, Wigan, WN1 2PN

A traditional double fronted semi detached house situated in the very desirable area of Swinley. The property offers very spacious living accommodation presented to a very high standard and briefly comprises: vestibule, entrance hall, reception room, through lounge/dining kitchen, four bedrooms, bathroom and rear courtyard garden.

Ground Floor Accommodation

Vestibule

Entrance Hall

Lounge 15' 11" x 13' 0" (4.85m x 3.96m)

Fitted with hardwood flooring and traditional fireplace and living flame gas fire.

Reception Room 17' 0" x 13' 0" (5.18m x 3.96m)

Featuring a modern stone fireplace and large bay window.

Dining Area 13' 1" x 12' 9" (3.99m x 3.89m)

Fitted with hardwood flooring and patio doors leading to the rear courtyard garden.

Kitchen 19' 5" x 6' 6" (5.92m x 1.98m)

Fitted with a range of base and wall units and range style cooker with extractor hood.

First Floor Accommodation

Master Bedroom (front) 15' 7" x 14' 10" (4.75m x 4.52m)

Fitted with laminate flooring.

Bedroom 2 (front) 15' 8" x 14' 3" (4.78m x 4.34m)

With fitted wardrobes.

Bedroom three (rear) 12' 9" x 10' 1" (3.89m x 3.07m)

Fitted with laminate flooring.

Bedroom Four (rear) 11' 9" x 6' 6" (3.58m x 1.98m)

Bathroom 8' 11" x 7' 11" (2.72m x 2.41m)

Modern fitted four piece bathroom suite comprising of a low suite WC, floating wash basin, freestanding bath and shower cubicle.

Rear Garden

Southfacing courtyard garden to the rear.

Viewings

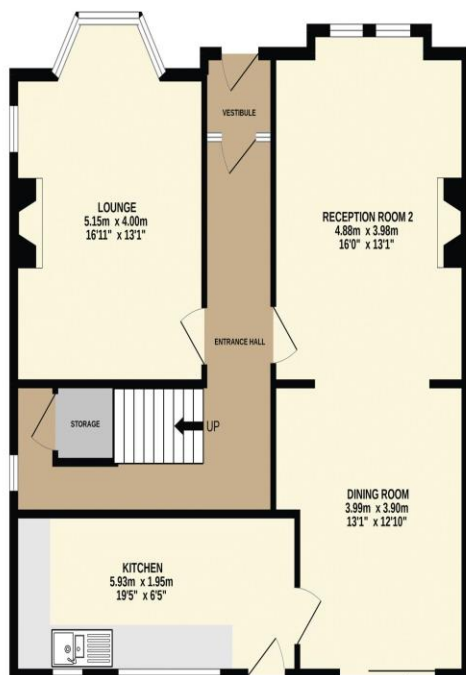
Viewings by appointment only. Please contact our office on 01942 241797 or enquiries@healysimpson.co.uk

Disclaimer

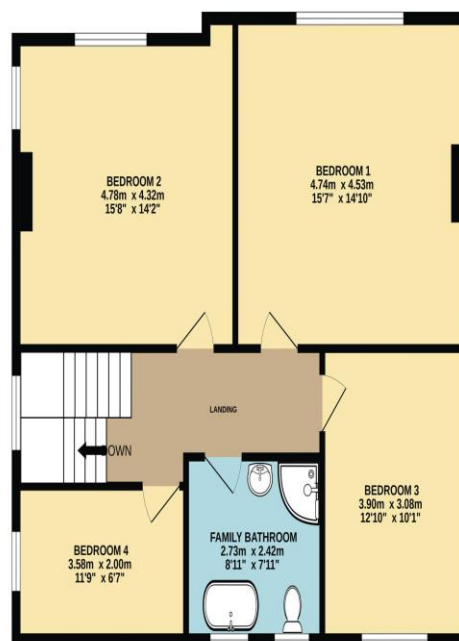
These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Interested parties should seek professional verification on points of importance or concern.



GROUND FLOOR

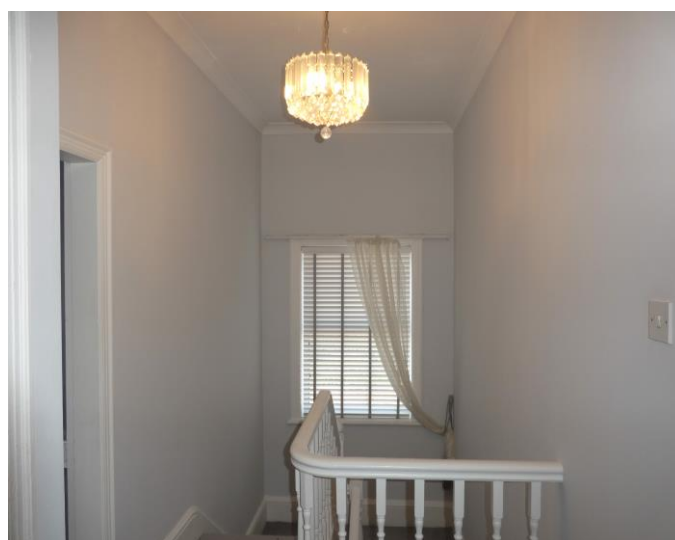
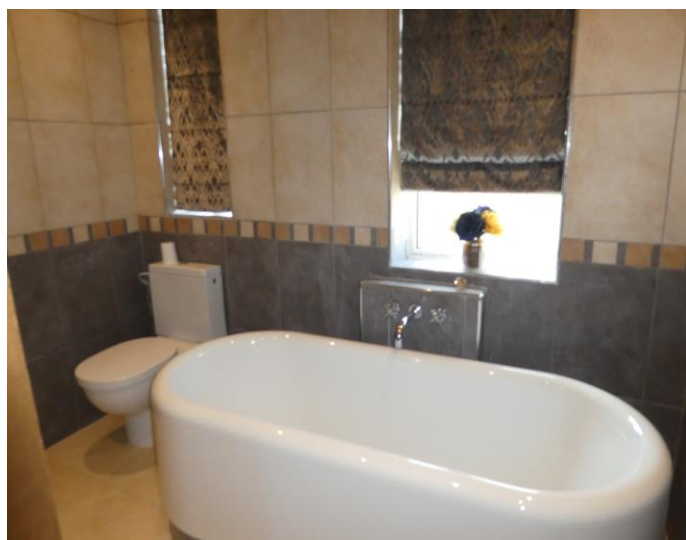


1ST FLOOR



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.

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Energy performance certificate (EPC)

23 St. Malo Road WIGAN WN1 2PN	Energy rating D	Valid until: 15 May 2032 Certificate number: 0110-2586-2050-2192-2131
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Property type

Semi-detached house

Total floor area

168 square metres

Rules on letting this property

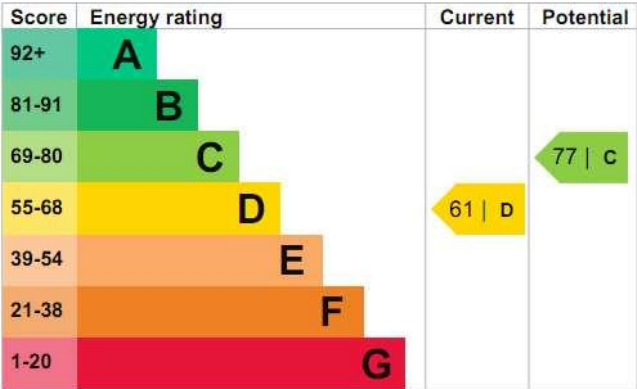
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60