



**HEALY SIMPSON**

PROPERTY CONSULTANTS SINCE 1880



**15, Monument Road, Wigan, WN1 2LS**  
**Offers in the Region Of £220,000**

- Edwardian period property
- Many original features
- Semi detached
- Three bedrooms
- En-suite to master
- Courtyard garden



## 15, Monument Road, Wigan, WN1 2LS

We are pleased to offer to the market this Edwardian semi-detached house which retains many original features including the decorative coving to the ground floor ceilings, original fireplaces and internal doors. In recent years, the property has had the benefit of some replacement UPVC double glazing and new front door.

### Accommodation

#### Ground floor

##### **Vestibule**

##### **Entrance hall**

**Dining room** 15' 4" x 12' 0" (4.67m x 3.65m)  
With large bay and original fire surround and coving.

**Lounge** 14' 1" x 12' 4" (4.28m x 3.76m)  
With sliding patio doors leading to the rear garden. Original fire surround and coving.

**Kitchen** 10' 6" x 7' 6" (3.20m x 2.28m)  
Fitted with a range of modern units and integrated electric double oven, gas hob and chrome extractor hood.

#### First floor

##### **Landing**

**Bedroom One** 14' 7" x 11' 11" (4.44m x 3.63m)  
A very light room with two large windows and original cast iron fireplace.

##### **En-suite shower room**

**Bedroom Two** 10' 9" x 10' 4" (3.28m x 3.15m)

**Bedroom Three** 10' 8" x 9' 8" (3.25m x 2.94m)  
With fitted bedroom furniture.

**Bathroom** 6' 7" x 6' 3" (2.00m x 1.90m)  
Fitted with a white roll top bath and electric shower over the bath, WC, basin and heated towel rail.

##### **Externally**

The property is garden front and has a courtyard style garden to the rear.

##### **Tenure**

The property is leasehold for 999 years (less 10 days) from 1st May 1910 with an annual ground rent of £3.19.

##### **Services**

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

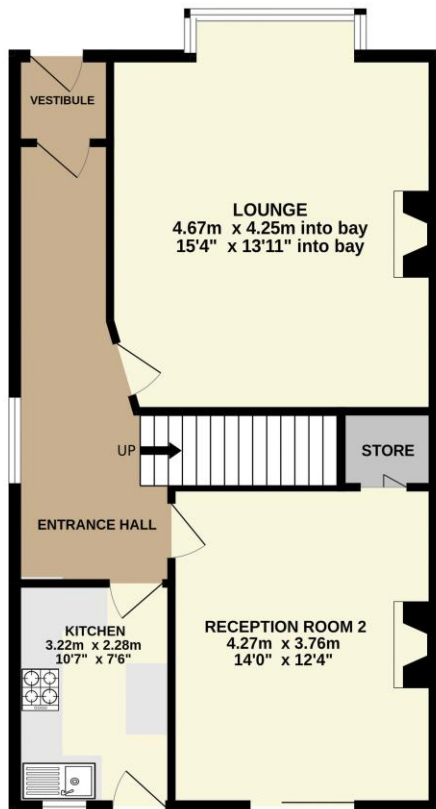
##### **Disclaimer**

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.

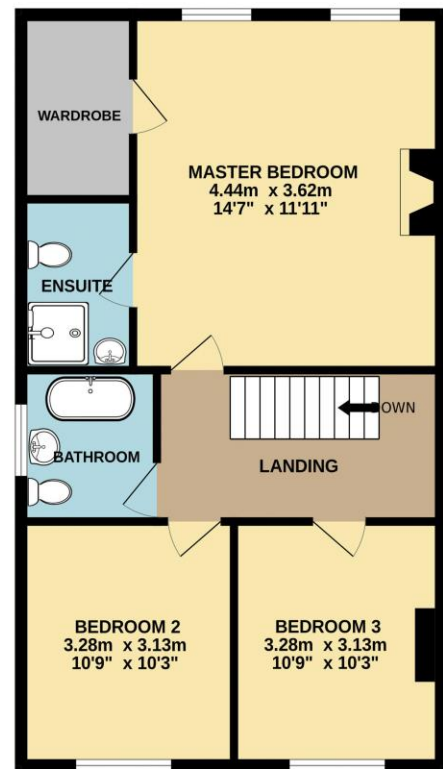




GROUND FLOOR



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.  
Made with Metropix 50025



# Energy performance certificate (EPC)

15 Monument Road  
WIGAN  
WN1 2LS

Energy rating

**D**

Valid until:

**7 April 2035**

Certificate number:

**9835-8924-6400-0128-8202**

Property type

Semi-detached house

Total floor area

114 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 D. 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+	<b>A</b>		
81-91	<b>B</b>		81 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		