



**HEALY SIMPSON**  
PROPERTY CONSULTANTS SINCE 1880



**6, Hartley Avenue, Wigan, WN1 3BW**  
**Offers in the Region Of £110,000**

- Two bedroom terraced
- On street parking
- No chain
- Full UPVC double glazing



## 6, Hartley Avenue, Wigan, WN1 3BW

This mid terraced property is offered for sale with the advantage of no chain. The property has the benefit of full UPVC double glazing. Heating is supplied to the ground floor only by economy 7 storage heaters. The property has a yard to the rear with planted border areas.

### Accommodation

#### Ground floor

##### **Vestibule**

##### **Lounge 14' 6" x 12' 10" (4.43m x 3.91m)**

With laminate flooring.

##### **Dining room 13' 2" x 10' 0" (4.01m x 3.05m)**

With laminate flooring.

##### **Kitchen 11' 1" x 4' 5" (3.39m x 1.35m)**

With white fitted wall and base units.

#### First floor

##### **Landing**

##### **Bedroom One**

With laminate flooring.

##### **Bedroom Two 16' 1" x 7' 4" (4.89m x 2.24m)**

##### **Shower room**

Fitted with white walk in shower, W.C. and basin. The shower is fed by the hot water cylinder.

##### **Externally**

The property is pavement fronted with street parking available to the front with an enclosed yard to the rear with planted small borders.

##### **Utilities**

Mains electric, water and drainage are available and connected. The property does not currently have a connected gas supply. Heating is provided by economy 7 storage heaters to the ground floor only. Services and service installations have not been tested although there is a current electrical certificate.

##### **Tenure**

The property is freehold.

##### **Viewings**

Viewings by appointment only. Please contact our office on 01942 241797 or by email to [enquiries@healysimpson.co.uk](mailto: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.





# Energy Performance Certificate



6, Hartley Avenue, WIGAN, WN1 3BW

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 29 August 2019  
**Date of certificate:** 29 August 2019

**Reference number:** 0466-2861-7986-9321-7745  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 79 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:**

**£ 4,752**

**Over 3 years you could save**

**£ 2,304**

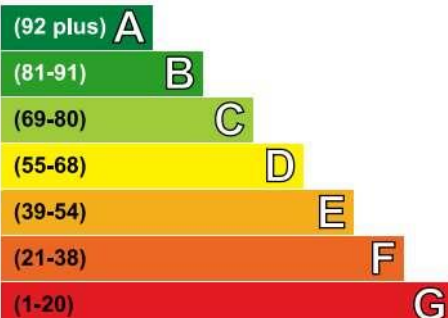
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	
Heating	£ 3,624 over 3 years	£ 1,911 over 3 years	
Hot Water	£ 927 over 3 years	£ 336 over 3 years	
<b>Totals</b>	<b>£ 4,752</b>	<b>£ 2,448</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
45	83

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 969
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 165
3 High heat retention storage heaters and dual immersion cylinder	£1,600 - £2,400	£ 981

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.