



**HEALY SIMPSON**

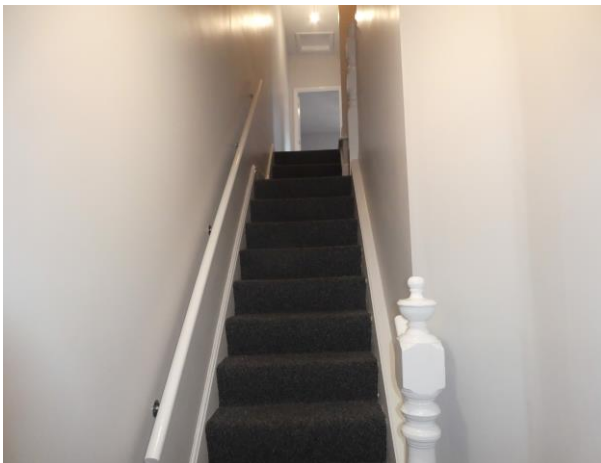
PROPERTY CONSULTANTS SINCE 1880



**Flat 2, 9 Dicconson Terrace, Wigan, WN1 2AA**

**Monthly Rental Of £750**

- First floor flat
- Ideal location
- Two Bedrooms
- Upvc double glazing
- Electric heating
- Well presented property



## Flat 2, 9 Dicconson Terrace, Wigan, WN1 2AA

A well presented two bedroomed first floor flat. Situated in a very popular location, within walking distance to Wigan town centre and all local amenities. This property comprises Lounge, two bedrooms, fully fitted kitchen with integrated oven, hob, extractor, fridge freezer and washing machine, bathroom with electric shower over the bath. Further benefits are Upvc double glazing. Internal viewing of this property is highly recommended to appreciate what it has to offer.

### First floor Flat

#### Entrance Hall

#### Lounge 15' 2" x 12' 10" (4.62m x 3.91m)

Lounge with bay front.

#### Kitchen 12' 5" x 5' 11" (3.79m x 1.80m)

Fully fitted kitchen with a range of modern units with integrated oven, hob, extractor, fridge, freezer and washing machine.

#### Bedroom One 12' 11" x 11' 8" (3.93m x 3.56m)

#### Bedroom Two 12' 8" x 9' 5" (3.86m x 2.86m)

#### Bathroom 7' 8" x 6' 4" (2.34m x 1.94m)

Fitted with a white three piece suite and mains shower over the bath.

### Services

Mains electric, water and drainage are available and connected.

### Viewing

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





# Energy Performance Certificate

Flat 2, 9, Dicconson Terrace, WIGAN, WN1 2AA

Dwelling type: Top-floor flat  
Date of assessment: 16 August 2013  
Date of certificate: 16 August 2013

Reference number: 8857-7728-1320-7216-1992  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 109 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:

£ 4,275

### Over 3 years you could save

£ 1,176

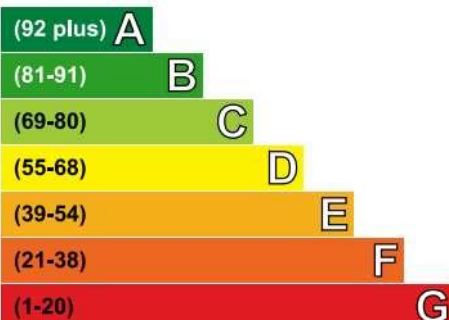
### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 189 over 3 years	
Heating	£ 3,126 over 3 years	£ 2,157 over 3 years	
Hot Water	£ 879 over 3 years	£ 753 over 3 years	
<b>Totals</b>	<b>£ 4,275</b>	<b>£ 3,099</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
47	62

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	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 1,011	
2 Low energy lighting for all fixed outlets	£20	£ 42	
3 Heat recovery system for mixer showers	£585 - £725	£ 126	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.