



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



228, Woodhouse Lane, Wigan, WN6 7NF
Offers in the Region Of £135,000

- Two bedrooms
- Viewing recommended
- No Chain
- Well presented



228, Woodhouse Lane, Wigan, WN6 7NF

We are pleased to market this two bedroom end terraced house. The well presented property would be ideal for first time buyers or buy to let investors. The property is fully double glazed and has modern kitchen and bathroom fittings. Fitted wardrobes are provided to the main bedroom and the property has a generous size yard with a secure brick built store.

Accommodation

Ground Floor

Vestibule

Lounge 14' 7" x 13' 9" (4.44m x 4.20m)

Dining/Kitchen 14' 10" x 8' 10" (4.53m x 2.68m)

First Floor

Bedroom One 14' 6" x 11' 1" (4.43m x 3.37m)

With fitted wardrobes.

Bedroom Two 15' 0" x 7' 5" (4.56m x 2.25m)

Bathroom 8' 8" x 7' 3" (2.64m x 2.20m)

Externally

The property is garden fronted and has an enclosed yard to the rear. Street parking is available to the front of the property.

Services

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

Tenure

The property is understood to be leasehold. The lease dated 7th May 1894 is for a term of 999 years from 12th November 1893 at an annual informally apportioned rent of £2.41.

Viewing

Viewings by appointment only. Please contact our office on 01942 241797 or by email to 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 (EPC)

228, Woodhouse Lane
WIGAN
WN6 7NF

Energy rating

D

Valid until: **9 March 2026**

Certificate number: **8096-6027-5450-0861-0906**

Property type: End-terrace house

Total floor area: 74 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+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		