



HEALY SIMPSON
PROPERTY CONSULTANTS SINCE 1880



911, Atherton Road, Wigan, WN2 4TA
Offers Over £130,000

- Two bed terraced
- No chain
- Garden fronted
- Convenient location



911, Atherton Road, Wigan, WN2 4TA

We are pleased to offer to the market this two bedroomed end terraced property which would be suited to first time buyers or buy to let investors. The garden fronted property has the benefit of full UPVC double glazing and gas central heating with an enclosed yard to the rear and briefly comprises lounge, dining/kitchen, two bedrooms and bathroom.

Accommodation

Ground floor

Lounge 15' 7" x 13' 1" (4.75m x 3.98m)

With laminate flooring.

Dining/kitchen

Fitted with a range of wall and base units.

First floor

Bedroom One 15' 6" x 9' 8" (4.72m x 2.95m)

Bedroom Two 8' 10" x 7' 10" (2.70m x 2.40m)

Bathroom 11' 10" x 5' 2" (3.60m x 1.57m)

Fitted with white bath with electric shower over, W.C. and basin.

Externally

The property is garden fronted and has an enclosed yard to the rear.

Services

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

Tenure

The property is leasehold. The lease dated 21st April 1856 and is for a term of 999 years from 1st May 1856 at an annual rent of 50 pence.

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)

911 Atherton Road
Hindley Green
WIGAN
WN2 4TA

Energy rating

D

Valid until:

11 August 2035

Certificate number:

6300-0622-0222-2592-3853

Property type

End-terrace house

Total floor area

67 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 C.

[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

