



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



88, Sherwood Drive, Wigan, WN5 9RZ

Monthly Rental Of £950

- Semi detached house
- Three bedrooms
- Newly decorated
- New carpets
- Driveway and garden
- Viewing recommended



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This modern semi detached property has been recently re-decorated throughout and has new fitted floor coverings. The accommodation comprises:- entrance hall, lounge, kitchen, ground floor W.C, three bedrooms and bathroom.

Accommodation

Ground floor

Entrance Hall

Ground floor W.C.

Lounge 15' 6" x 15' 0" (4.72m x 4.56m)

Kitchen 8' 11" x 7' 11" (2.73m x 2.42m)

With white gloss fitted kitchen, integrated electric oven, gas hob and extractor hood.

First Floor

Bedroom One 12' 3" x 8' 4" (3.73m x 2.53m)

Bedroom Two 12' 3" x 8' 4" (3.74m x 2.53m)

Bedroom Three 8' 11" x 6' 5" (2.72m x 1.95m)

Bathroom 6' 4" x 5' 10" (1.93m x 1.77m)

With white three piece suite and electric shower over the bath.

Externally

The property has gardens to the front and rear and a driveway.

Viewing

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



Energy performance certificate (EPC)

88 Sherwood Drive
WIGAN
WN5 9RZ

Energy rating

C

Valid until:

21 April 2034

Certificate number:

2125-3037-7204-2644-2200

Property type

Semi-detached house

Total floor area

73 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 C. 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		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		