

88, Sherwood Drive, Wigan, WN5 9RZ Monthly Rental Of £950

- Semi detached house
- Three bedrooms
- Newly decorated

- New carpets
- Driveway and garden
- Viewing recommended





88, Sherwood Drive, Wigan, WN5 9RZ

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

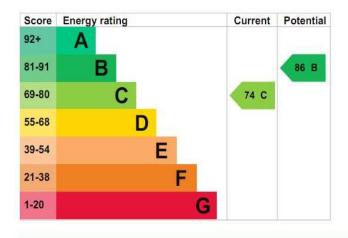
Properties can be let if they have an energy rating from A to E.

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).

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