



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



2, Kellbank Road, Wigan, WN3 6UE
Offers in the Region Of £160,000

- Two bedrooms
- Ideal first time buyer home
- Conservatory
- Detached outbuilding
- Off road parking
- Viewing recommended



2, Kellbank Road, Wigan, WN3 6UE

This two bedroom town house is offered for sale with the benefit of no chain. Ideal for a first time buyer, the property is well presented and has the benefit of a conservatory, detached outbuilding and off road parking.

Accommodation

Ground floor

Entrance hall

Lounge 16' 4" x 10' 2" (4.99m x 3.09m)

Kitchen 11' 4" x 6' 8" (3.46m x 2.03m)
Fitted with a range of wall and base units.

Conservatory 9' 5" x 9' 3" (2.88m x 2.82m)

First floor

Bedroom One 13' 0" x 8' 8" (3.97m x 2.65m)
With fitted wardrobes.

Bedroom Two 10' 0" x 8' 6" (3.04m x 2.58m)
With fitted wardrobes.

Bathroom 6' 1" x 5' 5" (1.86m x 1.66m)
Fitted with a white three piece suite with an electric shower over the bath.

Externally

The property has a driveway to the front with off road parking for at least two cars. To the side is an enclosed paved garden area with an detached outbuilding. There is also an additional allocated parking space on the car park close to the property.

Services

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

Tenure

The property is leasehold with the lease dated 31st March 1987 for 999 years from 1st January 1983 at £25 per annum.

Viewings

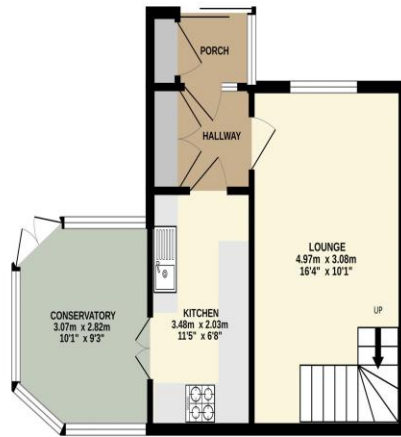
Viewings by appointment only. Please contact our office on 01942 241797 or by email to enquiries@healysimpson.co.uk

Disclaimer

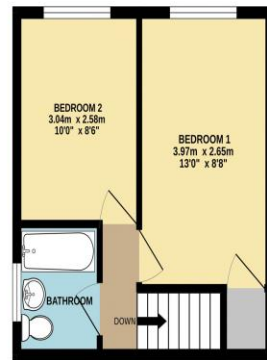
These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Interested parties should seek professional verification on points of importance or concern.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Energy performance certificate (EPC)

2 Kellbank Road
WIGAN
WN3 6UE

Energy rating

C

Valid until:

18 November 2035

Certificate number:

9215-3956-7209-5345-7200

Property type

Mid-terrace house

Total floor area

60 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		