



**HEALY SIMPSON**

PROPERTY CONSULTANTS SINCE 1880



**48, Prescott Lane, Wigan, WN5 0HS**

**Monthly Rental Of £750**

- Two bedrooms
- Viewing recommended
- End terraced
- Gardens front and rear



## 48, Prescott Lane, Wigan, WN5 0HS

This two bedroomed end terraced property has been newly decorated and has new floor coverings throughout. The property has a modern fitted kitchen and modern shower room fittings. The property also has the benefit of an enclosed rear garden.

### Accommodation

#### Ground floor

**Lounge** 13' 2" x 11' 7" (4.02m x 3.53m)

**Dining kitchen** 14' 7" x 8' 6" (4.44m x 2.58m)

Fitted with a range of modern bas and wall units.

#### First floor

**Bedroom One** 14' 8" x 10' 0" (4.46m x 3.05m)

**Bedroom Two** 11' 11" x 6' 11" (3.63m x 2.11m)

#### **Shower room**

Fitted with a walk in mains fed shower.

### **Externally**

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

### **Viewing**

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





# Energy Performance Certificate

48, Prescott Lane, Orrell, WIGAN, WN5 0HS

**Dwelling type:** End-terrace house  
**Date of assessment:** 06 August 2020  
**Date of certificate:** 07 August 2020

**Reference number:** 8840-7328-7310-3106-9202  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 63 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

### Estimated energy costs of dwelling for 3 years:

**£ 1,776**

### Over 3 years you could save

**£ 171**

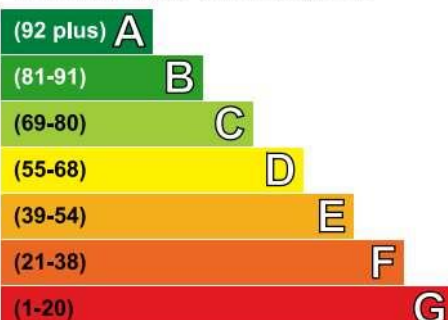
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	
Heating	£ 1,353 over 3 years	£ 1,266 over 3 years	
Hot Water	£ 264 over 3 years	£ 180 over 3 years	
<b>Totals</b>	<b>£ 1,776</b>	<b>£ 1,605</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 87
2 Solar water heating	£4,000 - £6,000	£ 84
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 948

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.