



HEALY SIMPSON
PROPERTY CONSULTANTS SINCE 1880



Apartment 19, Trencherfield Mill, Heritage Way, Wigan, WN3 4DU
Monthly Rental Of £795

- One bedroom apartment
- Second floor
- Integrated appliances
- Intercom entry
- Lift
- Viewing recommended



Apartment 19, Trencherfield Mill, Heritage Way, Wigan, WN3 4DU

We are pleased to offer to the market this one bedroom apartment situated on the second floor of Trencherfield Mill. The apartment has been fully re-decorated and has the benefit of integrated appliances and an allocated parking space. The property is located on Heritage Way close to Wigan Town centre which offers both train and bus transport links.

Accommodation

Entrance hall

Lounge/Kitchen (open plan) 22' 5" x 10' 6" (6.84m x 3.19m)

The lounge area has wooden flooring and an original exposed brick wall along with a very large window. The kitchen is fitted with white gloss units, black granite worktops and has the benefit of integrated appliances.

Bedroom 13' 5" x 8' 4" (4.08m x 2.55m)

Bathroom 7' 1" x 6' 6" (2.17m x 1.99m)

The bathroom is fully tiled in white and has a bath with mains shower over, W.C. and basin.

Council tax

The apartment is listed in Band A.

Viewing

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



Energy performance certificate (EPC)

Apartment 19
Trencherfield Mill
Heritage Way
WIGAN
WN3 4DU

Energy rating

E

Valid until:

27 January 2035

Certificate number: 8600-7087-0422-6427-3953

Property type

Mid-floor flat

Total floor area

40 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 E. 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

