



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



Flat 2 15 Kenyon Road, Wigan, WN1 2DU
£600 per calendar month

- First floor flat
- One bedroom
- Newly refurbished
- Viewing recommended



Flat 2 15 Kenyon Road, Wigan, WN1 2DU

We are pleased to offer to the market this newly refurbished first floor one bedroom flat in the popular area of Swinley. Just a short walk from Wigan Town centre, the property briefly comprises lounge, kitchen, bedroom and shower room.

Lounge 15' 11" x 12' 9" (4.84m x 3.89m)

Kitchen 13' 1" x 9' 10" (3.99m x 3.00m)

Fitted new modern kitchen with integrated oven, hob and extractor.

Bedroom 12' 3" x 9' 0" (3.73m x 2.74m)

Shower room 9' 11" x 4' 11" (3.02m x 1.50m)

With shower, W.C and basin

Viewing

Viewing by appointment only. Please contact our office on 01942 241797 or by email 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.



Energy performance certificate (EPC)

Flat 2
15 Kenyon Road
WIGAN
WN1 2DU

Energy rating

C

Valid until: **30 August 2032**

Certificate number: **2244-3019-6208-9732-6200**

Property type

Top-floor flat

Total floor area

72 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-star-rating-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-star-rating-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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		81 5
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		