



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



20, Herons Wharf, Wigan, WN6 9ET
Monthly Rental Of £1,200

- 3 storey town house
- Three bedrooms
- Sought after location
- Integrated kitchen appliances



20, Herons Wharf, Wigan, WN6 9ET

We are pleased to offer to the rental market this stunning three bedroomed townhouse. The property is located in Appley Bridge and briefly comprises:- Ground floor - entrance hall, ground floor W.C. modern fitted kitchen and study. First floor, bedroom and lounge with the second floor comprising of a further bedroom and the master bed with en-suite. Externally the property has an enclosed rear garden and allocated parking. Viewing is highly recommended.

Ground Floor

Entrance Hall

Ground floor W.C.

Kitchen 12' 8" x 11' 1" (3.87m x 3.37m)

New modern white gloss kitchen with integrated dishwasher, electric oven, gas hob and extractor and freestanding fridge freezer and washing machine.

Study 11' 1" x 9' 0" (3.37m x 2.75m)

First floor

Bedroom One 8' 11" x 9' 1" (2.71m x 2.77m)

Lounge 16' 1" x 13' 3" (4.89m x 4.04m)

Second Floor

Bedroom Two 9' 3" x 9' 0" (2.81m x 2.74m)

Bedroom Three 13' 1" x 9' 0" (4.00m x 2.74m)

With en-suite shower room.

En-Suite

Bathroom 6' 9" x 6' 11" (2.07m x 2.11m)

Fitted with W.C, wash hand basin and bath with overhead shower.

Garden

The property has an enclosed garden to the rear along with secure allocated parking beyond the rear boundary.



Energy performance certificate (EPC)

20 HERONS WHARF
APPLEY BRIDGE
WN6 9ET

Energy rating

C

Valid until:

17 February 2031

Certificate number:

0120-2683-7020-2199-9121

Property type

Mid-terrace house

Total floor area

107 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

https://find-energy-certificate.service.gov.uk/energy-certificate/0120-2683-7020-2199-9121?print=true

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