



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



6, Harper Street, Wigan, WN1 3BN

Monthly Rental Of £750

- Two Bedrooms
- New Fitted Kitchen
- New Floor Coverings
- Bath and Separate Shower Cubicle
- Yard and separate Garden area
- Viewing Recommended



6, Harper Street, Wigan, WN1 3BN

This two bedroom mid-terraced house has been fully re-decorated and has new fitted floor coverings throughout. There is also a new fitted kitchen with integrated oven and hob. Externally, the property has an enclosed yard to the rear and a garden area beyond overlooking the rugby ground to the rear.

Accommodation

Ground Floor

Lounge 14' 3" x 13' 1" (4.34m x 3.98m)

Dining Kitchen 14' 3" x 9' 11" (4.34m x 3.03m)

New fitted kitchen with integrated oven, hob and extractor.

Utility Room

First Floor

Bedroom 1 14' 2" x 10' 6" (4.33m x 3.21m)

Bedroom 2 15' 7" x 6' 8" (4.76m x 2.04m)

Bathroom 10' 0" x 7' 2" (3.04m x 2.19m)

Fitted with a white W.C., basin, Bath and separate shower cubicle with electric shower.

Externally

The property has an enclosed yard to the rear and separate garden area beyond the rear passageway.

Services

All mains services available and connected. Gas central heating is provided by a Combi boiler located in the utility room.

Council Tax Band

The property is listed in band A.

Viewing

Viewing by appointment. Please contact the office on 01942 241797 or email enquiries@healysimpson.co.uk



Energy performance certificate (EPC)

6 Harper Street
WIGAN
WN1 3BN

Energy rating

D

Valid until: **26 July 2036**

Certificate number: **2538-3064-1203-6296-8200**

Property type: Mid-terrace house

Total floor area: 75 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 D. 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

