



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



10, Marylebone Place, Wigan, WN1 2NS

Monthly Rental Of £900

- Mid terraced cottage
- Two bedrooms
- Shower room
- Enclosed rear yard
- Garage
- Sought after area



10, Marylebone Place, Wigan, WN1 2NS

We are pleased to offer to the market this mid terraced cottage situated in a highly sought after area offering close proximity to Wigan town centre and local amenities. The property briefly comprises, lounge, dining area, fitted kitchen, two bedrooms and shower room. Externally, the property has a garden area to the front, enclosed rear yard and garage.

Accommodation

Ground floor

Hall

Lounge 11' 11" x 11' 5" (3.63m x 3.47m)

Dining area 13' 8" x 14' 11" (4.17m x 4.55m)

Kitchen diner 14' 6" x 8' 6" (4.41m x 2.58m)

First Floor

Bedroom One 14' 10" x 11' 11" (4.53m x 3.63m)

Bedroom Two 13' 10" x 7' 10" (4.21m x 2.39m)

Shower room 7' 10" x 5' 4" (2.40m x 1.63m)

Yard

Viewings

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



Energy Performance Certificate



10, Marylebone Place, WIGAN, WN1 2NS

Dwelling type: Mid-terrace house

Date of assessment: 01 March 2016

Date of certificate: 01 March 2016

Reference number: 8336-6527-6990-3239-7906

Type of assessment: RdSAP, existing dwelling

Total floor area: 87 m²

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:

£ 2,295

Over 3 years you could save

£ 648

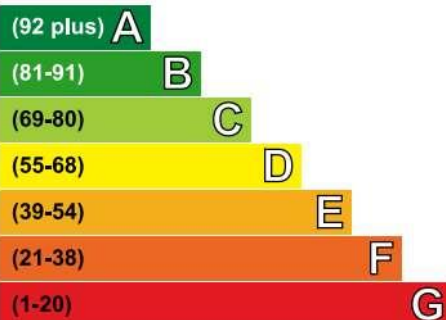
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 168 over 3 years	
Heating	£ 1,734 over 3 years	£ 1,257 over 3 years	
Hot Water	£ 327 over 3 years	£ 222 over 3 years	
Totals	£ 2,295	£ 1,647	

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	88

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 Increase loft insulation to 270 mm	£100 - £350	£ 243
2 Internal or external wall insulation	£4,000 - £14,000	£ 240
3 Low energy lighting for all fixed outlets	£25	£ 57

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.