



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



8, Stirling Street, Wigan, WN1 2HJ

£750 per calendar month

- Mid terraced house
- Two bedrooms
- Contemporary bathroom
- Popular location
- Gas central heating
- Double glazing



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This two bedroomed mid terraced property is located in the popular area of Swinley. The property is very well presented with the benefit of a modern white contemporary bathroom suite and modern dining kitchen.

Lounge 14' 2" x 13' 2" (4.31m x 4.01m)

Fitted with laminate flooring.

Kitchen diner 17' 5" x 7' 11" (5.30m x 2.41m)

With modern fitted kitchen and integrated electric oven and hob.

First floor accommodation

Bedroom one 17' 6" x 10' 0" (5.33m x 3.05m)

Bedroom two 11' 4" x 9' 3" (3.45m x 2.82m)

Bathroom 8' 0" x 7' 10" (2.44m x 2.39m)

Fitted with a modern white bathrooms suite with basin, W.C., bath with electric shower over.

Externally

The property has an enclosed yard to the rear.

Council Tax

The property is listed in Council Tax Band A.

Viewings

To arrange a viewing please contact the office on 01942 241797 or by e-mail enquiries@healysimpson.co.uk



Energy performance certificate (EPC)

8 Stirling Street
WIGAN
WN1 2HJ

Energy rating

C

Valid until: 27 February 2034

Certificate number: 2486-3035-0202-4694-3200

Property type Mid-terrace house

Total floor area 70 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		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		