



**HEALY SIMPSON**

PROPERTY CONSULTANTS SINCE 1880



**Flat 1 15 , Kenyon Road, Wigan, WN1 2DU**  
**Monthly Rental Of £600**

- Ground floor
- One bedroom
- Parking to rear
- Newly decorated



## Flat 1 15 , Kenyon Road, Wigan, WN1 2DU

We are pleased to offer to the market this one bedroomed ground floor flat situated in the popular area of Swinley. Just a short walk from Wigan town centre, this property briefly comprises lounge, kitchen, bedroom and shower room. To the rear of the property, there is an open yard area which can be used as a car parking space.

**Lounge** 12' 8" x 11' 11" (3.87m x 3.63m)

**Kitchen** 13' 1" x 9' 3" (3.99m x 2.81m)

New white modern fitted kitchen with integrated oven, hob and extractor

**Bedroom** 12' 2" x 9' 0" (3.72m x 2.75m)

**Shower Room** 6' 0" x 5' 7" (1.84m x 1.70m)

With white shower, W.C and basin

### Outside

The property is a yard to the rear which can accommodate parking for one vehicle.

### Viewing

Viewing by appointment only. Please contact our office on 01942 241797 or by email [enquiries@healysimpson.co.uk](mailto: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 1 15 Kenyon Road WIGAN WN1 2DU	Energy rating <b>C</b>	Valid until: <b>30 August 2032</b>  Certificate number: <b>2147-3019-3208-9132-6200</b>
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Property type Ground-floor flat

Total floor area 74 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 C.

[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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72   c	78   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		