



# HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



**31, Beech Hall Street, Wigan, WN6 7HX**  
**Offers in the Region Of £119,950**

- Mid terraced house
- Three bedrooms
- Kitchen extension
- No chain
- Popular area
- Viewing recommended



## 31, Beech Hall Street, Wigan, WN6 7HX

This three bedroomed mid terraced house is ideal for an investor or first time buyer. Requiring some improvement, the property has two reception rooms, kitchen extension, three bedrooms and bathroom. The property is located in the popular Springfield area.

### Accommodation

#### Ground floor

##### **Entrance hall**

**Lounge** 14' 11" x 11' 3" (4.54m x 3.42m)

**Dining room** 13' 10" x 10' 8" (4.22m x 3.25m)

**Kitchen** 8' 4" x 7' 2" (2.55m x 2.18m)

Fitted with base and wall units and integrated oven and hob.

#### First floor

**Bedroom One** 13' 11" x 9' 0" (4.23m x 2.74m)

**Bedroom Two** 11' 3" x 7' 5" (3.42m x 2.25m)

**Bedroom Three** 13' 11" x 7' 5" (4.24m x 2.25m)

**Bathroom** 7' 0" x 5' 10" (2.13m x 1.79m)

Fitted with three piece suite with electric shower over the bath.

### **Externally**

The property is garden fronted and has an enclosed yard to the rear.

### **Services**

All mains services available and connected. Gas fired central heating is provided by a combi boiler. Services and service installations have not been inspected or tested.

### **Tenure**

The property is leasehold for a term of 999 years from 14th June 1897 at a ground rent of £1.76 per annum.

### **Viewing**

Viewings by appointment only. Please contact our office on 01942 241797 or by email to [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)

31 Beech Hall Street  
WIGAN  
WN6 7HX

Energy rating

**C**

Valid until: **28 February 2034**

Certificate number: **0500-7418-0422-4328-3243**

Property type: Mid-terrace house

Total floor area: 86 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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		