



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



51, Broxton Avenue, Wigan, WN5 8NP

Offers in Excess of £230,000

- Detached true bungalow
- No chain
- Corner plot
- Two bedrooms
- Two reception rooms
- Off road parking



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We are pleased to offer for sale this two bedroom detached true bungalow. Offering excellent potential for improvement and possible extension the property occupies a large corner plot. There is also a driveway accessed via Douglas Drive which leads to a detached single garage.

Accommodation

Entrance Hall

Reception Room 1 13' 10" x 11' 0" (4.21m x 3.36m)
Plus bay window..

Reception Room 2 18' 0" x 10' 0" (5.48m x 3.04m)
Patio doors to the rear garden.

Kitchen 12' 4" x 9' 2" (3.76m x 2.80m)

Bedroom 1 12' 3" x 11' 1" (3.74m x 3.39m)

Bedroom 2 10' 0" x 9' 0" (3.04m x 2.74m)

Bathroom 6' 8" x 6' 3" (2.02m x 1.91m)

Services

Mains gas, electricity, water and drainage all available and connected. Services and service installations have not been inspected or tested. Gas central heating is provided by a Potterton combi boiler in the kitchen.

Externally

The property occupies a corner plot and has garden areas to the front, side and rear. Off road parking at the rear is accessed via Douglas Drive.

Council Tax Band

The property is listed in Band C.

Tenure

The property is Leasehold. The lease is for a term of 999 years from 1st April 1959 at an annual ground rent of £7.50.

Viewing

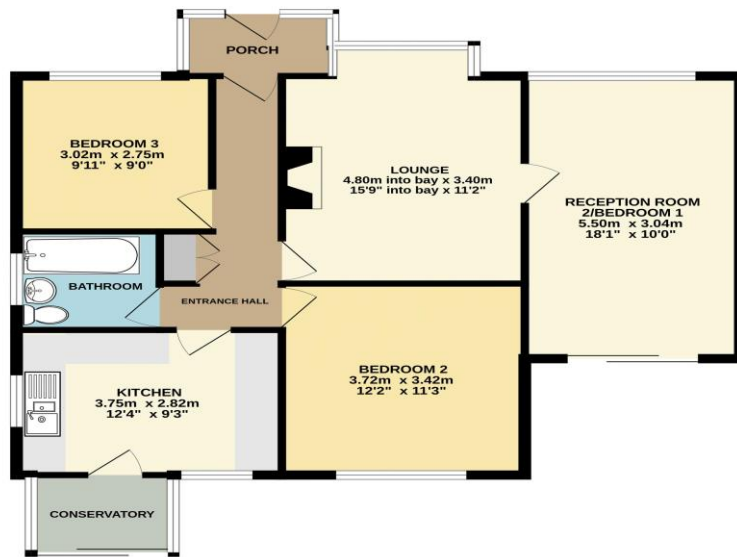
Viewing by appointment only. Contact the office by email enquiries@healysimpson.co.uk or telephone 01942 241797

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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other fixed or movable items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy performance certificate (EPC)

51 Broxton Avenue
Orrell
WIGAN
WN5 8NP

Energy rating

D

Valid until:

8 July 2036

Certificate number:

0311-3064-1203-4646-3200

Property type

Detached bungalow

Total floor area

77 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

