



**HEALY SIMPSON**

PROPERTY CONSULTANTS SINCE 1880



**14, Hawthorn Rise, Wigan, WN1 3AN**  
**Offers in the Region Of £85,000**

- One bed apartment
- First floor
- Gas central heating
- Off road parking
- Cul de sac location
- Viewing recommended



## 14, Hawthorn Rise, Wigan, WN1 3AN

This one bedroom first floor flat has its own external front door at ground floor level. Accessed via a staircase, the accommodation comprises:- landing area, through lounge/kitchen, bedroom and bathroom. The living area benefits from dual aspect windows which allows a lot of natural light into the flat. The kitchen has modern fittings with integrated oven and hob. The bathroom has a three piece white suite with an electric shower facility over the bath.

### Accommodation

#### Landing

**Lounge/Kitchen** 21' 10" x 12' 2" (6.66m x 3.72m)

**Bedroom** 13' 10" x 10' 6" (4.22m x 3.21m)

**Bathroom** 7' 3" x 6' 2" (2.22m x 1.87m)

#### External

The flat has a driveway to the front with parking for one car.

#### Services

All mains services are available and connected. Gas fired central heating is provided by a Potterton combi boiler located in the kitchen area. Services and service installations have not been inspected or tested.

#### Tenure

The property is leasehold for a term of 125 years from 21st November 2022.

#### Service charge

The service charge for the 2026/2027 financial year is £36.17 per calendar month.

#### 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.

#### Viewing

Viewing by appointment only. Please contact our office on 01942 241797 or by email to [enquiries@healysimpson.co.uk](mailto:enquiries@healysimpson.co.uk)



# Energy performance certificate (EPC)

14, Hawthorn Rise WIGAN WN1 3AN	Energy rating	Valid until: 31 May 2028
	<b>B</b>	Certificate number: 8704-2395-8839-0107-6683

Property type	Top-floor flat
Total floor area	62 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 B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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