



3

Bedrooms



1

Bathroom



Three-bedroom property - Spacious lounge with feature fireplace - Kitchen/diner with understairs storage - Fully tiled bathroom with shower cubicle - UPVC double glazing throughout - Combination boiler - Rear lobby with access to enclosed yard - Wall-enclosed rear yard with gated access and brick-built storage - Ideal for first-time buyers or investors

This three-bedroom terraced house in Hindley offers a spacious kitchen-diner, a cozy reception room with a fireplace, and a modern bathroom. The property features full double glazing and gas central heating with a combi boiler. Outside, there is a small garden area, perfect for outdoor storage or seating.

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Located in Hindley, this three-bedroom terraced house offers a practical and comfortable living space. The property features one bathroom and one reception room, providing ample space for a family or individuals seeking a well-structured home. The reception room is highlighted by a fireplace, adding a touch of warmth and character to the living area. The kitchen-diner is spacious and functional, equipped with an oven and hob, making it a suitable space for meal preparation and dining. The property benefits from full double glazing, ensuring energy efficiency and noise reduction. The gas central heating system, powered by a combi boiler, provides consistent warmth throughout the home.

The layout includes a well-sized master bedroom, a second bedroom with wooden flooring, and a third room that can be used as a bedroom or office space. The bathroom is modern, featuring a shower enclosure, toilet, and sink, all complemented by contemporary tiling. The outdoor space includes a small garden area, ideal for storage or a seating area. While there is no designated parking, the street provides ample space for vehicles.

Hindley offers a range of amenities, including local shops, schools, and public transport links, making it a convenient location for residents. The property is situated in a residential area, providing a peaceful environment while still being close to essential services. The Energy Performance Certificate (EPC) details are available upon request, ensuring transparency regarding the property's energy efficiency.

INTERIOR

Entrance Hall – Accessed via a UPVC double-glazed front door, leading into the main living accommodation.

Lounge (13'2" x 13'2") – A bright and comfortable reception room featuring a UPVC double-glazed window, radiator, and feature fireplace with surround.

Kitchen/Diner (13'3" x 12'9") – A spacious kitchen-diner fitted with built-in units and worktops, electric hob, electric oven, and extractor hood. Includes a single sink unit, plumbing for a washing machine, partially tiled walls, radiator, and useful understairs storage. A UPVC double-glazed window provides natural light.

Rear Lobby – With UPVC double-glazed door providing access to the rear yard.

Bathroom – Fitted with a one-and-a-half size shower cubicle, W/C and wash hand basin. Finished with fully tiled floors and walls, radiator, and UPVC double-glazed window.

Landing – Stairs leading to Bedroom Three.

Bedroom One (13'2" x 13'2") – A generously sized bedroom with UPVC double-glazed window, radiator, and laminate flooring.

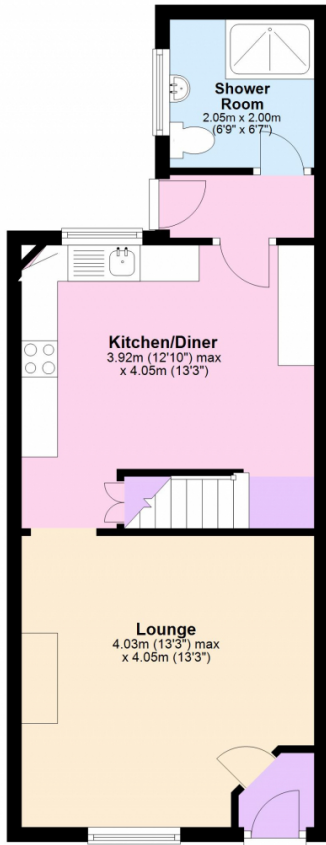
Bedroom Two (13'2" x 12'8") – Second double bedroom with UPVC double-glazed window and radiator.

Bedroom Three (13'2" x 13') – A versatile third bedroom featuring a UPVC double-glazed Velux window, radiator, and housing the combination boiler.

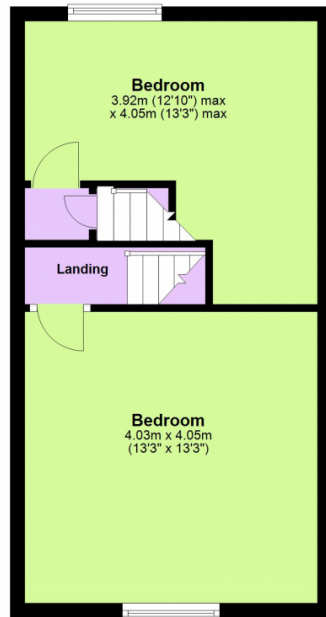
EXTERIOR

Rear Yard – Wall-enclosed with gated access and brick-built storage, offering a secure low-maintenance outdoor space.

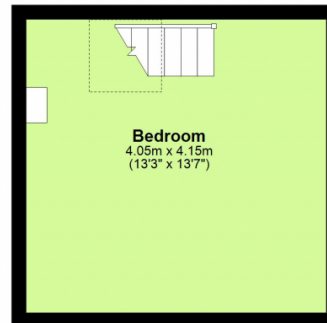
Ground Floor



First Floor



Second Floor



Total area: approx. 88.2 sq. metres (949.5 sq. feet)



Energy performance certificate (EPC)

10 Fairclough Street
Hindley
WIGAN
WN2 2RJ

Energy rating

D

Valid until:

8 February 2036

Certificate number:

0320-2554-4520-2706-2801

Property type

Mid-terrace house

Total floor area

84 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Average
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 274 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- PV recommended

When considering the PV installation consider installing PV battery and a PV diverter for water heating.

Smart meters

This property had **a smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£1,681 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £336 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 12,900 kWh per year for heating
 - 2,025 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is D. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 4.1 tonnes of CO₂

This property's potential production 3.0 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal wall insulation	£7,500 - £11,000	£161
2. Heating controls (room thermostat and TRVs)	£220 - £250	£175
3. Solar photovoltaic panels	£8,000 - £10,000	£227

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
 - Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
 - Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)
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Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Caroline Reilly
Telephone	07956430613
Email	c.reilly@homeassessments.org.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018684
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	4 February 2026
Date of certificate	9 February 2026
Type of assessment	RdSAP
