



3

Bedrooms



1

Bathroom

FREEHOLD - IN NEED OF FULL RENOVATION - IDEAL FOR INVESTORS OR FIRST TIME BUYERS WANTING A PROJECT - THREE BEDROOMED TERRACED HOUSE - CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT NETWORKS - FRONT AND REAR GARDENS - NO CHAIN - VIEWING BY APPOINTMENT ONLY

Borron Shaw are pleased to offer to the market this three bedroomed terraced house situated in the popular area of Hindley, Wigan. The house is within walking distance to local amenities and a train station for easy transport/commuting. The property is in need of full renovation and would be ideal for investors or for first time buyers looking for a project. The property comes to the market with NO CHAIN so book your appointment through Borron Shaw asap!!

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Entrance Vestibule – Front door

Hallway – Radiator

Lounge (12' x 14'3") – Bay window, radiator and gas fire

Dining room (16' x 13'1") – Window, radiator and understairs storage.

Kitchen (9'2" x 8'8") – Window, combination boiler, built in units and worktops and a partially tiled wall. Gas cooker, single sink unit, plumbing for washing machine.

Anti-space – UPVC door

W/C – Window, partially tiled wall and W/C

Landing

Bedroom One (16' x 11'4") – Two windows

Bedroom Two (10'7" x 7'5") – UPVC double glazed window

Bedroom Three (10'4" x 8'1") – UPVC double glazed window

Bathroom – Partially tiled wall, bath and handwash basin

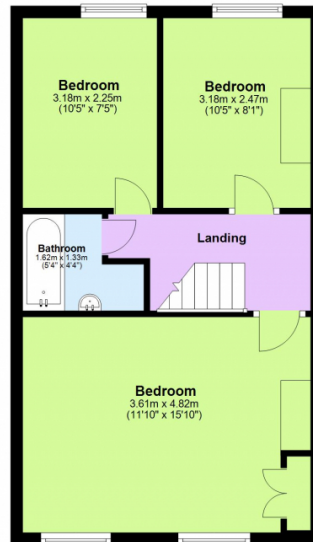
EXTERIOR

Front Garden – Landscaped and gated access

Ground Floor



First Floor



Total area: approx. 95.5 sq. metres (1027.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Park Road, Hindley, WN2



Energy performance certificate (EPC)

110 Park Road
Hindley
WIGAN
WN2 3RX

Energy rating

D

Valid until:

26 June 2035

Certificate number:

2836-3052-7206-4595-1200

Property type

Mid-terrace house

Total floor area

97 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		78 C
55-68	D	65 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
Roof	Pitched, 100 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Average
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Good lighting efficiency	Good
Floor	Suspended, no insulation (assumed)	N/A
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 202 kilowatt hours per square metre (kWh/m²).

Smart meters

This property had **smart meters for gas and 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 **£1,254 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 £298 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 11,559 kWh per year for heating
 - 2,212 kWh per year for hot water
-

Impact on the environment

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

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 3.5 tonnes of CO₂

This property's potential production 2.3 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 or external wall insulation	£7,500 - £11,000	£155
2. Floor insulation (suspended floor)	£5,000 - £10,000	£36
3. Draught proofing	£150 - £250	£25
4. Replace single glazed windows with low-E double glazed windows	£4,500 - £6,000	£82
5. Solar photovoltaic panels	£8,000 - £10,000	£210

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)

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	27 June 2025
Date of certificate	27 June 2025
Type of assessment	RdSAP
