



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



23, High Street, Wigan, WN1 2LW **Offers in the Region Of £169,995**

- Two bedroom end terraced
- End terraced
- Fully refurbished
- Conservatory
- Garden to rear
- Viewing highly recommended



23, High Street, Wigan, WN1 2LW

This two bedroomed end-terraced property has recently undergone a complete programme of refurbishment. The property has brand new fixtures and fittings throughout including kitchen with integrated appliances, bathroom suite and central heating system. The newly plastered walls have been decorated all though the property.

Accommodation

Ground floor

Lounge 13' 9" x 12' 1" (4.19m x 3.69m)

Kitchen 13' 7" x 9' 1" (4.15m x 2.76m)

Fully fitted with gloss units in grey with granite effect worktops, integrated oven, hob, extractor hood and microwave.

Conservatory 13' 0" x 8' 10" (3.97m x 2.70m)

Double glazed in UPVC.

First floor

Bedroom One 13' 10" x 12' 1" (4.21m x 3.69m)

Bedroom Two 9' 3" x 7' 10" (2.83m x 2.39m)

Bathroom 6' 8" x 5' 5" (2.03m x 1.65m)

Fitted with a new white suite with P shaped bath with mains shower over. W.C, basin and heated towel rail.

Externally

The property is garden fronted and has an enclosed garden to the rear. There is a historic right of way on favour of the neighbour through the rear garden however it hasn't been used for many years.

Tenure

The property is freehold subject to an annual chief rent of £3.50.

Services

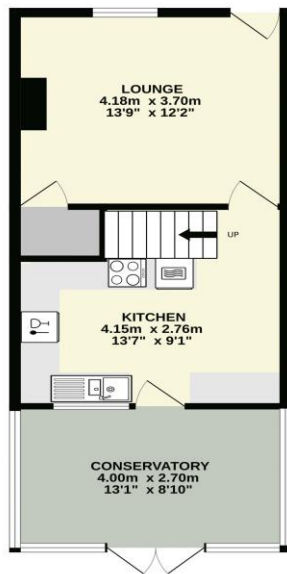
All mains services are available and connected. The property has been re-wired and has a current certificate. The new Worcester combi boiler also has a guarantee.

Disclaimer

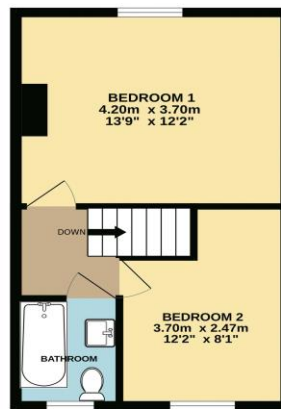
These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Interested parties should seek professional verification on points of importance or concern.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and equipment shown here are not tested and no guarantee as to their quality or efficiency can be given.
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Energy performance certificate (EPC)

23 High Street
WIGAN
WN1 2LW

Energy rating
C

Valid until: **11 December 2035**

Certificate number: **9521-3952-9202-8865-3204**

Property type: End-terrace house

Total floor area: 75 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 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	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		