



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



20, Hartley Grove, Wigan, WN5 0DJ
Monthly Rental Of £900

- Three bedrooms
- Off road parking
- Cul de sac location
- Large rear garden



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A three bedroomed semi detached property situated within easy reach of local amenities. Providing well appointed accommodation throughout, the property enjoys a quiet cul de sac location and benefits from off road parking, gas central heating, modern fitted kitchen, fitted bathroom suite and large rear garden. The property has recently been decorated throughout with new carpets.

Ground floor

Entrance hall

Lounge 15' 6" x 11' 9" (4.72m x 3.59m)

Dining Kitchen 13' 8" x 8' 1" (4.17m x 2.47m)

Ground floor W.C.

Bathroom 6' 7" x 5' 7" (2.01m x 1.69m)

Externally

The property is garden fronted with a large enclosed rear garden.

First Floor

Bedroom One (Rear) 11' 0" x 10' 6" (3.36m x 3.21m)

Bedroom Two (Rear)

Bedroom Three (Front)



Energy Performance Certificate

20, Hartley Grove, Orrell, WIGAN, WN5 0DJ

Dwelling type: Semi-detached house

Date of assessment: 30 July 2018

Date of certificate: 30 July 2018

Reference number: 7808-5077-6293-4648-6960

Type of assessment: RdSAP, existing dwelling

Total floor area: 74 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,334

Over 3 years you could save

£ 636

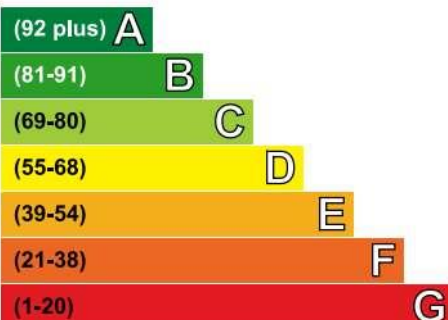
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	
Heating	£ 1,833 over 3 years	£ 1,287 over 3 years	
Hot Water	£ 339 over 3 years	£ 249 over 3 years	
Totals	£ 2,334	£ 1,698	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
64	85

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 369
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 102
3 Heating controls (room thermostat)	£350 - £450	£ 72

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.