



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



3, Rylands Street, Wigan, WN6 7BL

Monthly Rental Of £875

- Mid Terraced
- Three bedrooms
- Two reception rooms
- Garden front and rear
- Popular area
- Close to town centre



3, Rylands Street, Wigan, WN6 7BL

A garden fronted mid terraced property situated in a popular residential area within easy reach of Wigan town centre and local amenities. Providing three bedroomed accommodation the property has been recently decorated and had new fitted floor coverings throughout. There are two reception rooms, kitchen and bathroom on the ground floor and three bedrooms to the first floor. The property has a good sized garden to the rear.

Vestibule

Lounge 14' 5" x 14' 0" (4.40m x 4.27m)

Dining room 14' 5" x 10' 7" (4.40m x 3.23m)

Kitchen 8' 5" x 6' 10" (2.57m x 2.09m)

Bathroom 7' 0" x 5' 5" (2.13m x 1.66m)

Fitted with white three piece suite.

Bedroom One 14' 6" x 11' 3" (4.41m x 3.44m)

Bedroom Two 13' 2" x 8' 3" (4.01m x 2.52m)

Bedroom Three 8' 5" x 7' 11" (2.57m x 2.41m)

Externally

The property has a low maintenance garden to the front and rear.

Services

Mains gas, water, electricity and drainage are available and connected. The property has gas fired central heating.

Council Tax Band

The property is listed in Council Tax Band A.

Viewings

Viewing by appointment only. Please contact this office on 01942241797 or by email enquiries@healysimpson.co.uk



Energy Performance Certificate



3, Rylands Street, WIGAN, WN6 7BL

Dwelling type: Mid-terrace house
Date of assessment: 06 November 2019
Date of certificate: 07 November 2019

Reference number: 8295-3566-4229-0306-0913
Type of assessment: RdSAP, existing dwelling
Total floor area: 86 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:

£ 2,100

Over 3 years you could save

£ 315

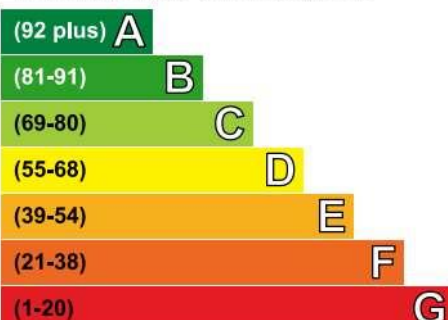
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 216 over 3 years	
Heating	£ 1,611 over 3 years	£ 1,380 over 3 years	
Hot Water	£ 273 over 3 years	£ 189 over 3 years	
Totals	£ 2,100	£ 1,785	

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
70	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 Increase loft insulation to 270 mm	£100 - £350	£ 78
2 Internal or external wall insulation	£4,000 - £14,000	£ 72
3 Heating controls (room thermostat)	£350 - £450	£ 81

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.