



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



24, Parkway, Wigan, WN6 0SJ
Offers in the region of £250,000

- Detached bungalow
- Two bedrooms
- Detached double garage
- Gas central heating
- UPVC double glazing
- Viewing by appointment



24, Parkway, Wigan, WN6 0SJ

This detached true bungalow offers potential for improvement but does have the benefit of full UPVC double glazing, composite external doors and gas fired central heating. The bungalow provides spacious accommodation comprising entrance hall, W.C, lounge, kitchen, two bedrooms and bathroom.

Accommodation

Entrance hall

W.C.

Lounge 18' 11" x 11' 10" (5.77m x 3.60m)

Plus 3.69 x 1.72

Kitchen 11' 9" x 8' 6" (3.58m x 2.58m)

Bedroom One 14' 7" x 12' 11" (4.45m x 3.94m)

Bedroom Two 11' 9" x 7' 5" (3.59m x 2.26m)

Shower room 7' 6" x 6' 4" (2.29m x 1.94m)

Externally

The property has garden areas to the front and rear and a driveway to the side leading to the detached double garage.

Services

All mains services are available and connected. Gas fired central heating is provided by an ideal combi boiler. Services and service installations have not been inspected or tested.

Tenure

The property is leasehold commencing 3rd November 1975 for 999 years at an annual ground rent of £25.00

Viewing

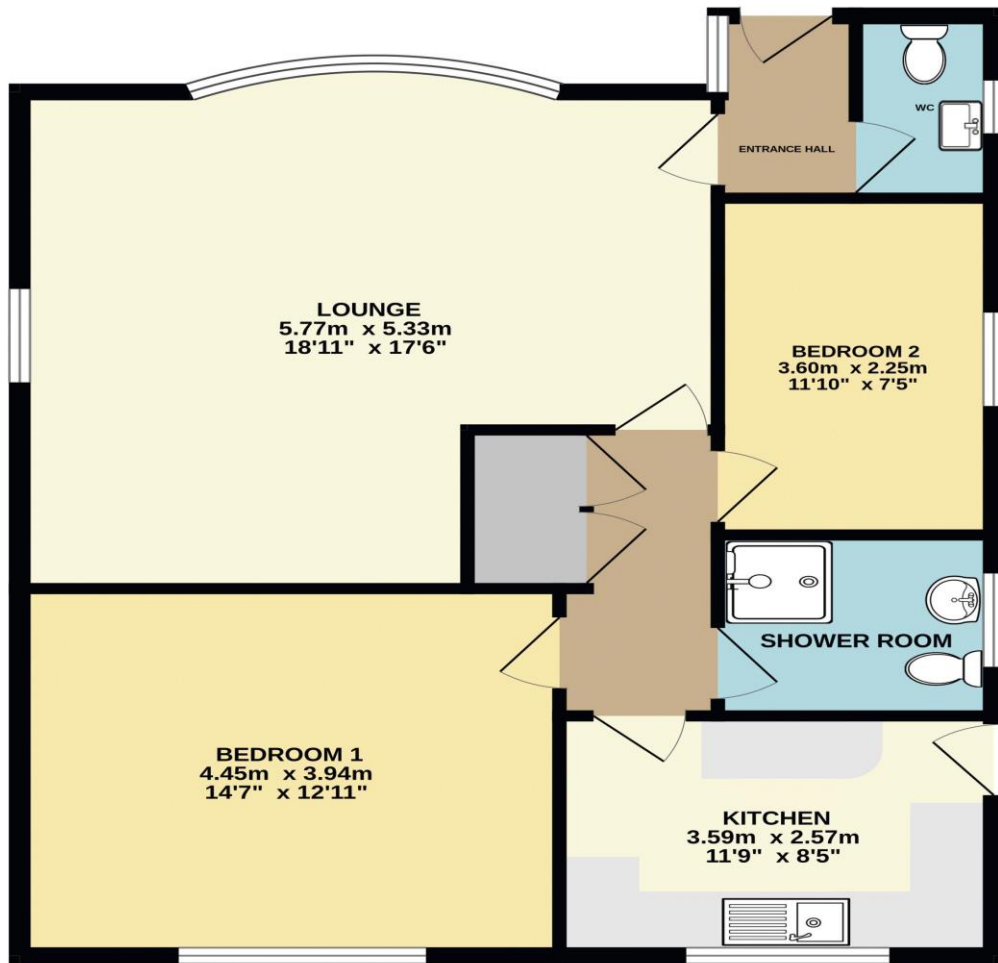
Viewings by appointment only. Please contact our office on 01942 241797 or by email enquiries@healysimpson.co.uk

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



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Energy performance certificate (EPC)

24 Parkway
Standish
WIGAN
WN6 0SJ

Energy rating

D

Valid until: **1 June 2033**

Certificate number: **5800-8025-1022-7104-1673**

Property type

Detached bungalow

Total floor area

79 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 current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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