



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



18, Pagefield Street, Wigan, WN6 7ED
Offers in the region of £95,000

- Refurbishment opportunity
- Garden to rear
- Vacant possession
- Three bedrooms



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Offered for sale with vacant possession this three bedroom mid terraced property requires a full program of refurbishment. The property does have partial double glazing. Accommodation comprises: entrance hall, lounge, dining kitchen, three bedrooms and bathroom.

Accommodation

Ground floor

Entrance hall

Lounge 11' 3" x 10' 6" (3.43m x 3.19m)

Plus bay

Dining kitchen 14' 7" x 9' 11" (4.45m x 3.02m)

With bay window

First floor

Landing

Bedroom one 10' 5" x 10' 2" (3.18m x 3.11m)

Plus bay

Bedroom two 10' 3" x 9' 11" (3.12m x 3.03m)

Bedroom three 7' 1" x 6' 8" (2.17m x 2.02m)

Bathroom 7' 2" x 5' 9" (2.19m x 1.76m)

Externally

The property is garden fronted and has a garden to the rear.

Services

Mains water, electricity and drainage are connected. The property does not have a gas supply or any central heating.

Tenure

The ground rent is approximately £10 per annum by way of an underlease for the remainder of 999 years from 21st May 1935 less 1 day

Viewing

Viewing 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.



Energy performance certificate (EPC)

18 PAGEFIELD STREET
WIGAN
WN6 7ED

Energy rating

G

Valid until 22 February 2031

Certificate number

6839-5922-9000-0887-3226

Property type

Mid-terrace house

Total floor area

71 square metres

Rules on letting this property

You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. 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).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G. It has the potential to be B.

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