



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



**99, Downall Green Road, Wigan, WN4 0DL
Offers in the Region Of £139,500**

- Fully refurbished
- Two reception rooms
- Two bedrooms
- Ground floor utility & W.C.
- Brand new kitchen with integrated appliances
- Viewing highly recommended



99, Downall Green Road, Wigan, WN4 0DL

We are pleased to offer for sale this fully refurbished mid terraced house. The property has undergone an extensive programme of refurbishment including a full re-wire, fully re-plastered, new central heating system, replacement windows and doors and new kitchen and bathroom fittings.

Accommodation

Ground floor

Entrance hall

Reception room one 14' 1" x 10' 10" (4.29m x 3.30m)

Reception room two 14' 1" x 10' 5" (4.30m x 3.17m)

Kitchen 11' 3" x 6' 8" (3.42m x 2.04m)

New fitted kitchen with integrated oven, hob and extractor.

Utility room

With fitted base units and space for a washing machine.

Ground floor W.C.

First floor

Landing

Bedroom one 14' 3" x 11' 8" (4.34m x 3.55m)

Bedroom two 16' 0" x 6' 8" (4.88m x 2.03m)

Bathroom 10' 3" x 7' 1" (3.13m x 2.16m)

With new white three piece suite with mains shower over the bath.

Externally

The property is garden fronted and has an enclosed yard to the rear.

Services

All mains services available and connected. Gas central heating is provided by a new Ideal combi boiler. Services and service installations have not been inspected or tested.

Viewing

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

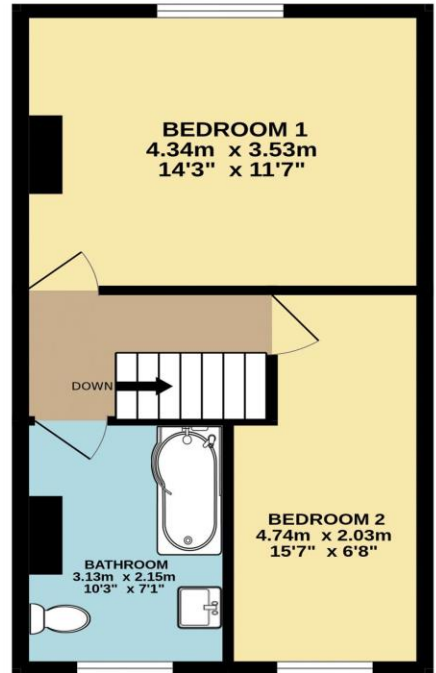
Disclaimer

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 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.
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Energy performance certificate (EPC)

99 Downall Green Road
Ashton-In-Makerfield
WIGAN
WN4 0DL

Energy rating

C

Valid until: **8 January 2034**

Certificate number: **0512-3025-0209-7394-2200**

Property type: Mid-terrace house

Total floor area: 85 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 B.

[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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		