



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



13, Flockton Avenue, Wigan, WN6 8LH
Offers in the Region Of £200,000

- Cul de sac location
- Three bedrooms
- New bathroom suite
- New floor coverings throughout
- No chain
- Viewing highly recommended



13, Flockton Avenue, Wigan, WN6 8LH

This three bedroom semi-detached property has had the benefit of improvements including new bathroom fittings, new floor coverings, internal doors and decoration throughout. The accommodation comprises: entrance hall, lounge with media wall and electric flame effect fire, dining kitchen, utility room, three bedrooms and bathroom. Finished to a 'turn key' standard, viewing is highly recommended.

Accommodation

Ground Floor

Entrance Hall

With new laminate flooring.

Lounge 14' 0" x 12' 6" (4.26m x 3.82m) (plus bay)

With media wall incorporating an electric flame effect fire and spot lights.

Dining kitchen 20' 6" x 8' 6" (6.25m x 2.60m)

Fitted with a range of base and wall units and integrated oven and hob. French doors lead to the rear garden.

Utility Room

Plumbed for a washing machine and with the waste pipework intact for installation of a ground floor W.C.

First Floor

Landing

Bedroom One 12' 6" x 11' 1" (3.82m x 3.37m)

Bedroom Two 11' 3" x 8' 6" (3.43m x 2.60m)

Bedroom Three 9' 2" x 7' 5" (2.79m x 2.27m)

Bathroom 8' 11" x 5' 6" (2.72m x 1.68m)

Fully tiled and fitted with a new white bath, basin and W.C. Mains shower over the bath and chrome heated towel rail.

Externally

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

Services

All mains services are available and connected. Central heating is provided by a combi boiler located in the utility room and serves new radiators. Services and service installations have not been inspected or tested.

Tenure

Freehold.

Council Tax band

Information obtained from the Valuation Office confirmed the property is listed in Band B.

Viewing

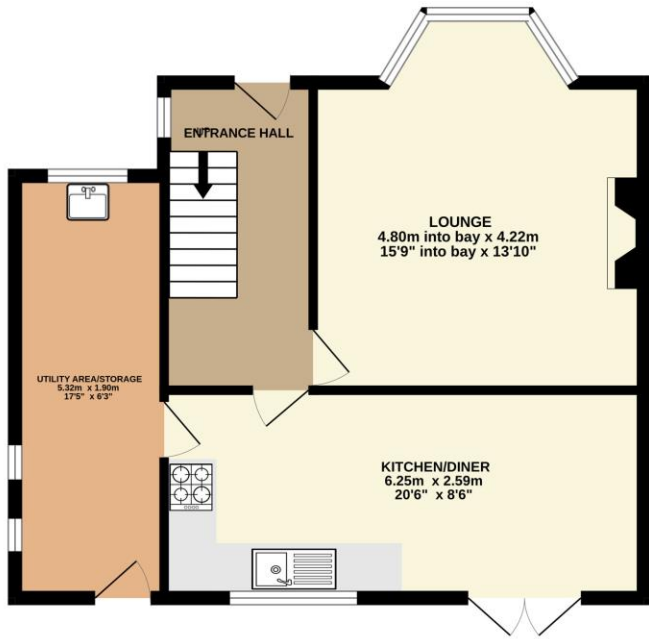
Viewings by appointment only. Please contact our office on 01942 241797 or by email to enquiries@healysimpson.co.uk

Disclaimer

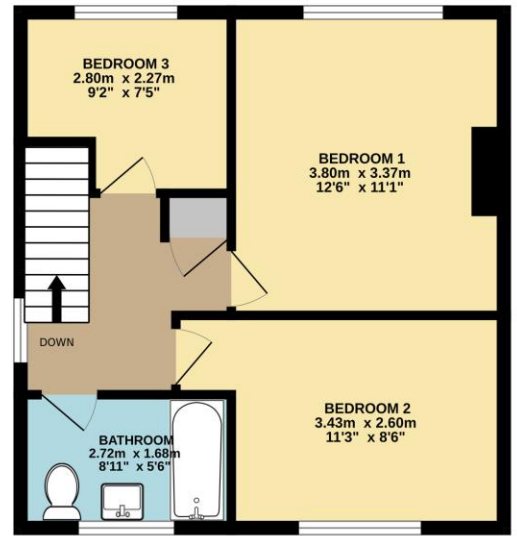
These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Interested parties should seek professional verification on points of importance or concern.



GROUND FLOOR



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)

13 Flockton Avenue Standish Lower Ground WIGAN WN6 8LH	Energy rating C	Valid until: 19 March 2034
		Certificate number: 0320-2570-6370-2124-4605

Property type	Semi-detached house
Total floor area	84 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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		