

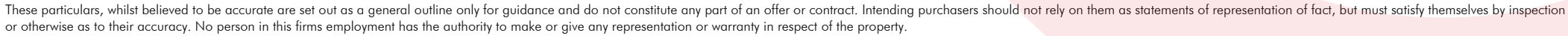


2 Derby Street, Wigan, WN3 4TJ

£475 PCM







3 Middleton Road, Manchester, M8 5DT  
T: 0161 773 3978 | F: 0161 211 3573 | [enquiries@amcomanagement.com](mailto:enquiries@amcomanagement.com)

[www.amcomanagement.com](http://www.amcomanagement.com)

## Details:

We are pleased to offer this attractively presented 2 bedroom, end-terrace house.

The house comprises living room, modern fitted eat-in kitchen, 2 double bedrooms and bathroom. The house also benefits from double glazing, gas central heating and a yard to the rear.

Viewings are recommended.

## Viewing

Please contact us on 0161 773 3978 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current Rating: 56		Potential Rating: 84

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Current Rating: 55		Potential Rating: 86

