



Gidlow Lane, Wigan

Offers in the Region Of £72,500

A mid terraced house conveniently situated for local amenities and within walking distance of the town centre. The property requires upgrading but has in the past had the benefit of a 'facelift' grant and has gas fired central heating, double glazing and two reception rooms.

- Requires upgrading
- Two reception rooms
- Two bedrooms
- Gas central heating
- Double glazing
- Viewing recommended



Entrance hall

Dining Room 13' 0" x 11' 1" (3.96m x 3.38m)

Lounge 14' 3" x 11' 9" (4.34m x 3.58m)

Fitted with a stone effect fireplace and living flame gas fire, laminate floor covering..

Kitchen 12' 9" x 7' 11" (3.88m x 2.41m)

Fitted base and wall units in white. Central heating boiler is located here.

First floor accomodation

Bedroom One 14' 0" x 13' 0" (4.26m x 3.96m)

Bedroom Two 14' 3" x 9' 1" (4.34m x 2.77m)

Bathroom 12' 8" x 8' 0" (3.86m x 2.44m)

Fitted with a low suite W.C. bath and pedestal wash hand basin.

Services

Mains gas, water, electricity and drainage are available and connected. The property has a gas fired central heating system with the boiler located in the kitchen. Services and services installation have not been inspected or tested.

Viewing

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

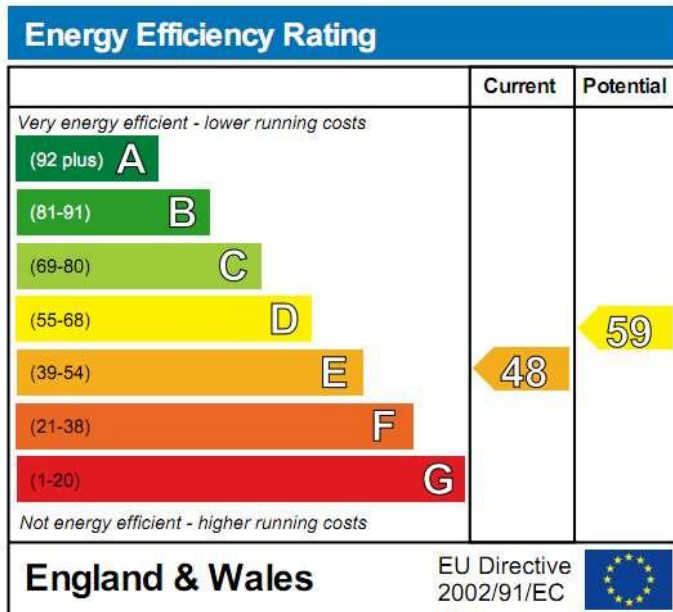
Energy Performance Certificate



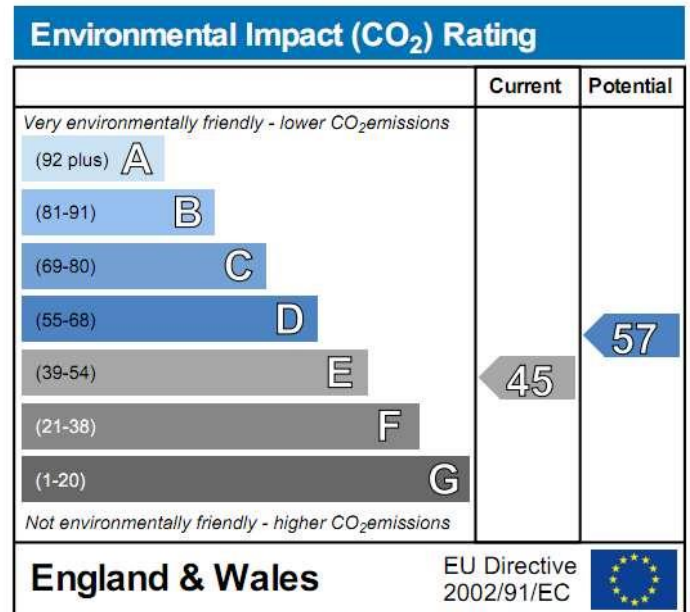
79, Gidlow Lane
WIGAN
WN6 7DY

Dwelling type: Mid-terrace house
Date of assessment: 06 March 2012
Date of certificate: 06 March 2012
Reference number: 8505-5169-6629-3606-1723
Type of assessment: RdSAP, existing dwelling
Total floor area: 102 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	321 kWh/m ² per year	246 kWh/m ² per year
Carbon dioxide emissions	6.2 tonnes per year	4.8 tonnes per year
Lighting	£110 per year	£55 per year
Heating	£1002 per year	£841 per year
Hot water	£166 per year	£110 per year

You could save up to £272 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.