



**HEALY SIMPSON**

PROPERTY CONSULTANTS SINCE 1880



**8, Marchbank, Wigan, WN2 1HP  
Offers in the Region Of £57,000**

- 2 Bedroom flat
- Popular location
- Garage
- Recent new double glazing
- No chain
- Viewing recommended



## 8, Marchbank, Wigan, WN2 1HP

This two bedroom first floor flat is an ideal opportunity for a first time buyer or a buy to let investor. The property is located in a popular residential location and has the benefit of recently fitted double glazing and replacement central heating and also a garage.

### Entrance Hall

Located to the rear of the property in a block the single garage is brick built with a flat felt covered roof.

### Lounge 14' 1" x 11' 0" (4.29m x 3.35m)

With laminate flooring

### Kitchen 9' 1" x 8' 0" (2.78m x 2.44m)

Fitted with a range of base and wall units.

### Bedroom 1 12' 5" x 10' 3" (3.78m x 3.12m)

### Bedroom 2 9' 11" x 8' 9" (3.03m x 2.66m)

### Bathroom 6' 10" x 6' 3" (2.08m x 1.90m)

Fully tiled and fitted with a three piece white bathroom suite.

### Externally

The Flat has a lawned area to the front and garage to the rear.

### Garage

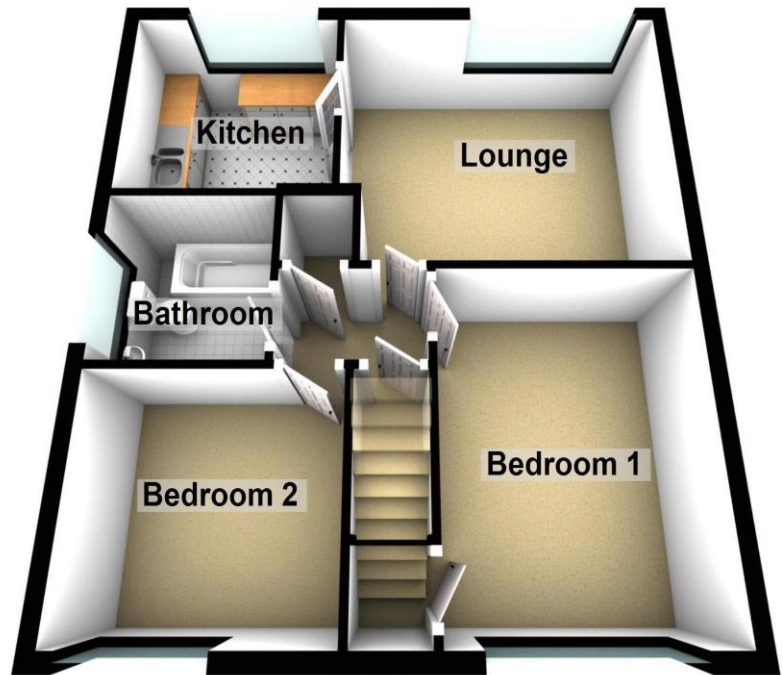
### Services

Mains gas, water and electricity are available and connected. Gas fired central heating is provided by a modern combi boiler located in the roof space. Services and installations have not been inspected or tested.



## First Floor Apartment

### Ground Floor Entrance



This floor plan is for illustration purposes only.  
Plan produced using PlanUp.





# Energy Performance Certificate

8, Marchbank, Aspull, WIGAN, WN2 1HP

**Dwelling type:** Top-floor flat  
**Date of assessment:** 15 August 2016  
**Date of certificate:** 15 August 2016

**Reference number:** 8505-2654-7629-3797-2863  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 51 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,212</b>
<b>Over 3 years you could save</b>	<b>£ 87</b>

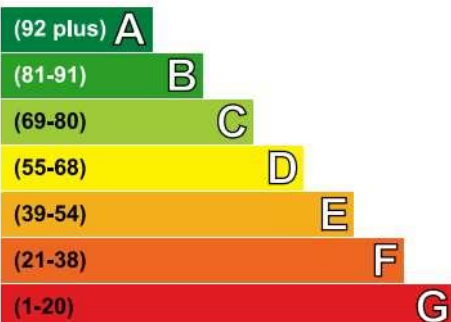
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 117 over 3 years	
Heating	£ 714 over 3 years	£ 729 over 3 years	
Hot Water	£ 282 over 3 years	£ 279 over 3 years	
<b>Totals</b>	<b>£ 1,212</b>	<b>£ 1,125</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
77	78

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£25	£ 84	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.