



Edinburgh Drive, Wigan, WN5

£140,000

None

Tenure: Freehold, **Bedrooms:** 3

FAMILY HOME Don't miss out on this new property to the market. A great family home that needs to be seen to understand what is on offer. Having been cared for by its owners, this property is sure to impress. Briefly, the property has off-road parking leading to a garage. The driveway wa

Key features:

- Three bedroom property
- Off road parking
- Garage
- Rear gardens
- Through lounge
- Not to be missed
- Call today

Extra info:

- **Property Age:** 80 years
- **Council Tax:** Band C (£1391.36 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



FAMILY HOME

Don't miss out on this new property to the market.

A great family home that needs to be seen to understand what is on offer. Having been cared for by its owners, this property is sure to impress.

Briefly, the property has off-road parking leading to a garage. The driveway was laid in November 2019 Enclosed gardens to the rear

Internally the property has a through lounge connected to the dining room via an archway, hallway and a kitchen to the rear overlooking the gardens. The kitchen is brand new and includes built in fridge freezer. built in oven and microwave and washing machine. The first floor comes with a traditional two doubles and or single layout, all serviced by the family bathroom and separate toilet. The loft is accessed via a loft ladder with the area mainly boarded.

Rooms as follows:

Hallway: 3.65m x 2.2m (narrowing to 1.4m). Laminate flooring, radiator, telephone socket point, alarm panel, understairs storage cupboard. Stairs to 1st floor and glass panelled door through to:

Lounge: 4.5m x 3.35m. Gas fire, central heating control panel, TV socket, Laminate flooring, radiator. Archway leading through to:

Dining Room: 2.8m x 2.7m. Radiator, laminate flooring, patio doors through to rear garden. glass panelled door leading through to:

Kitchen. The kitchen was newly fitted in late 2109 with high quality cupboards and doors with a gloss finish and marble style worktops. Brand new built in electric fan oven, microwave and gas hob by Zanussi. Built in brand new Fridge Freezer, Bosch washing machine available subject to negotiation, part tiled walls, rear door to driveway.

1st Floor:

Bedroom 1: 3.60m x 3.45m. TV point, radiator, wardrobe and shelving to rear wall.

Bedroom 2: 3.3m x 3m Radiator.

Bedroom 3: 2.85m (narrowing to 1.4m in an L shape) x 2.4m. radiator, built in cupboard.

Outside: the front and driveway have recently been upgraded to a concrete pattered driveway and easy to maintain front area. There is room for several cars to park and a car porch is situated to the far end of the driveway approaching the garage.

Garage: 6.3m x 2.3m (at point of access). This is a large separate building which has electricity, an up and over door and a separate side entrance.

Rear Garden: This is laid to lawn with paving to 3 sides and a boundary fence to the other. Such is the make up of this garden, there are several areas for seating. The borders are well established. Outside tap.

Call today and book your viewing as this won't be around for long.

Floor plan:

**Floor plan to
follow**

Energy Performance Certificate:

Energy Performance Certificate

28, Edinburgh Drive, WIGAN, WN5 9ET

Dwelling type: Semi-detached house	Reference number: 8100-7125-7780-5037-7222
Date of assessment: 23 May 2020	Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 May 2020	Total floor area: 87 m ²

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

Estimated energy costs of dwelling for 3 years:	£ 2,391
Over 3 years you could save	£ 510

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 204 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 510 over 3 years</p> </div>
Heating	£ 1,698 over 3 years	£ 1,467 over 3 years	
Hot Water	£ 345 over 3 years	£ 210 over 3 years	
Totals	£ 2,391	£ 1,881	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p>	<table border="1" style="font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">88</td><td style="text-align: center;">85</td></tr> </table>	Current	Potential	88	85	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Current	Potential					
88	85					

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 135
2 Low energy lighting for all fixed outlets	£35	£ 123
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 159

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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