



**99Home Ltd.**

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3 Bed Terraced In Wigan Road , Leigh, WN7 5AY

£169,500



Ref:15918



## SHORT DESCRIPTION

Property Ref: 15918 We are pleased to present an exceptional located at , , . This wonderful residence boasts 3 bedrooms, 1 bathroom, and 1 living rooms, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of off-road parking for 2+ cars as well as a rear patio area and front garden. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home. Property Type: Terraced Full selling price: £169500.00 Pricing Options: Offers in excess of Tenure: Leasehold Remaining lease (In Year): 910 Yearly Ground Rent Cost: £0.50 Yearly Management Cost: £0.00 Council tax band: A EPC rating: C Measurement:699.654 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Driveway, Rear, Private Heating Type: Double Glazing, Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.

1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 operation or efficiency can be given.



## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	65 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](#).

### 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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