



## 3-5 Eccleston Street

, Wigan, WN1 2AP

## Rental £540 pcm

1 bedroom Flat / Apartment available Now

2-4 Wigan Road, Hindley, Wigan, WN2 3BE  
[Wigan@hgpremierlettings.co.uk](mailto:Wigan@hgpremierlettings.co.uk)

## 01942 254 999

### Opening Times

Mon 09.00 - 17.00; Tues 09.00 - 17.00  
Wed 09.00 - 17.00; Thurs 09.00 - 17.00  
Fri 09.00 - 17.00; Sat Closed; Sun Closed

# HG Premier Lettings

- \* Unfurnished
- \* Double Bedroom
- \* Off Street Parking

- \* Character Property
- \* Good Location

- \* Central Heating
- \* Double Glazed

## Situation

**\*\* PRICE INCLUDES WATER \*\***  
**COUNCIL TAX AND ELECTRIC PAYABLE BY TENANT \*\***  
HG Premier Lettings are delighted to bring to the rental market this modern studio situated in the heart of Wigan comprising of living room with high gloss kitchen, separate bedroom and modern bathroom. The property benefits from extra storage room for each flat in the basement of the property. The property is in a sought after area in the heart of Wigan town. The location is ideal with the property only being a 2 minutes' walk to the town centre, other benefits include its close proximity to Hospitals, the local train station, and motorways.

## Accommodation

All measurements are approximate.

## Further Information

The deposit required is £623.08

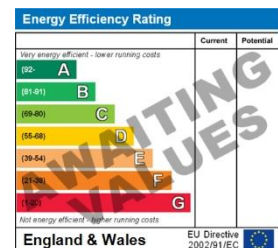
The bills included in the rent are Water

The landlord is willing to rent this home to Employed, Self Employed, Student, Retired

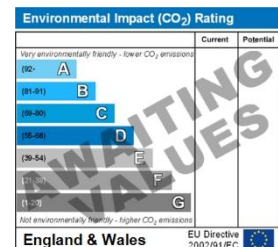
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

## Energy Performance Certificates

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 (CO<sub>2</sub>) 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 will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Property Ref: inst-4229

Creation Date: 28/04/2025

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © HG Premier Lettings, 2025. HG Premier Lettings Registered in England No. 08211074