

Derwent Close, Leigh, WN7 4JF
£220,000



BALMER & CO in LEIGH are delighted to offer FOR SALE this fantastic two bedroom, semi detached true bungalow located on Derwent Close, a quiet cul-de-sac located just off St Helens Road in Leigh. Well presented throughout and offered for sale with no onward chain, it would be perfect for those wanting to downsize to single floor living. Comprising in brief; entrance vestibule, living room with gas fireplace, fitted kitchen, double bedroom with fitted wardrobes, single bedroom currently used as a sitting room with sliding patio doors leading out to the conservatory and a three piece bathroom suite. Externally, there are gardens to the front, side and rear plus a newly laid driveway providing ample off road parking. Early viewings highly recommended, all enquiries welcome.

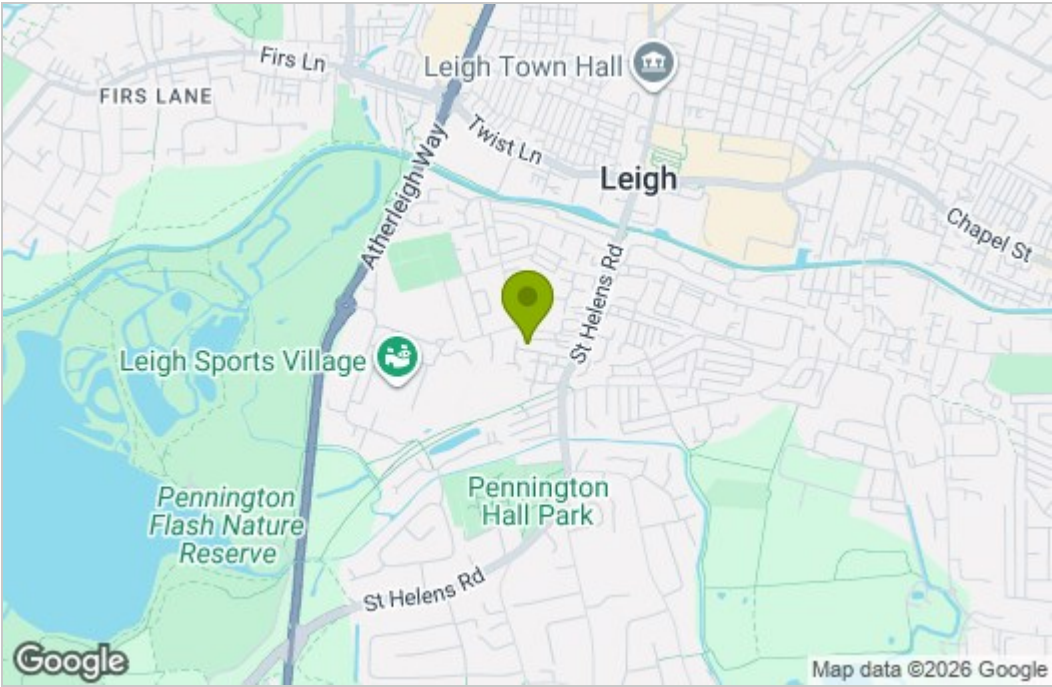
Floor Plan

GROUND FLOOR
611 sq.ft. (56.7 sq.m.) approx.

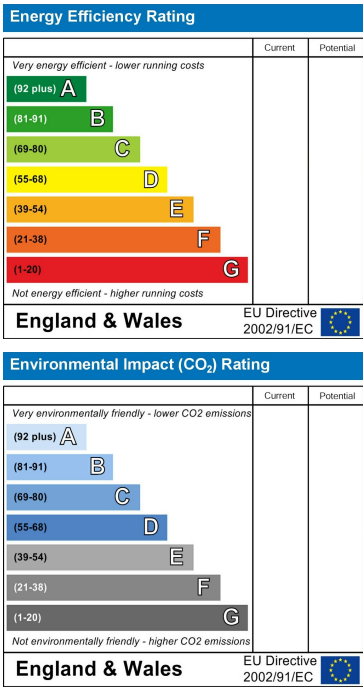


TOTAL FLOOR AREA: 611 sq.ft. (56.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any misrepresentation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services of a professional surveyor should be considered and no guarantee is made as to the accuracy of the floorplan.
Made with Hoxton 2025

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.