

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Derwent Street, Leigh

Situated in an established and highly regarded location with excellent access for Leigh Town Centre is this well positioned end of row terraced property offering well-proportioned accommodation over two floors with two bedrooms and a courtyard style area to the rear

Asking Price £199,950

22 Derwent Street

Leigh, WN7 4HS



- VERY POPULAR LOCATON
- VIEWING RECOMMENDED

In further detail the property includes: - On the ground floor: Entrance vestibule, lounge, dining room and kitchen. Whilst on the first floor there are two bedrooms and bathroom/WC. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

14'2 (max) x 12'8 (max) (4.32m (max) x 3.86m (max))
Radiator. Wood burner. TV point.

DINING ROOM

14'1 (max) x 9'6 (max) (4.29m (max) x 2.90m (max))
TV point. Radiator

KITCHEN

13'6 (max) x 8'4 (max) (4.11m (max) x 2.54m (max))
Fully fitted with wall and base cupboards. Oven.

Gas hob. Extractor. Sink unit with mixer tap. Plumbing for washing machine. Breakfast island with seating. Velux windows. French doors to rear.

FIRST FLOOR:

LANDING

BEDROOM

12'0 (max) x 10'2 (max) (3.66m (max) x 3.10m (max))
Fitted mirrored wardrobes. Radiator.

BEDROOM

9'8 (max) x 7'9 (max) (2.95m (max) x 2.36m (max))
Radiator.

BATHROOM

9'5 (max) x 5'9 (max) (2.87m (max) x 1.75m (max))
Panelled bath with overhead shower fitment. Shower screen. Vanity built in wash basin with storage. Low level WC. Heated towel rail. Part tiled walls.

OUTSIDE:

The property is garden fronted and approached via an entrance pathway with a private enclosed courtyard style area to the rear including a paved patio area and wooden pergola, perfect for outdoor entertaining.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Wigan Council Tax Band A

PLEASE NOTE

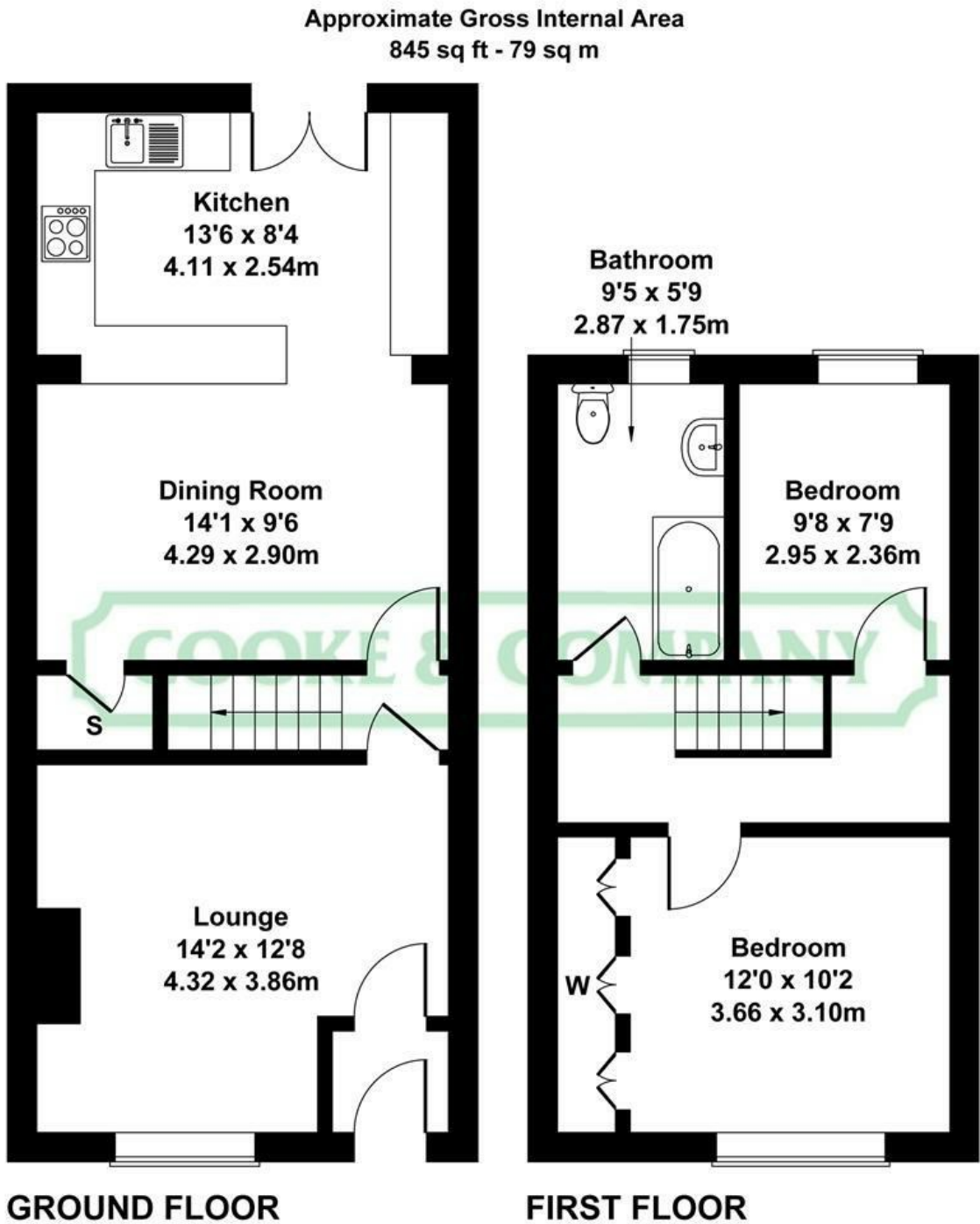
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN7 4HS



Floor Plan



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC