COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Devon Street, Leigh

Situated in a great location for
commuter routes and local schools and with lovely open views
over playing fields to the rear is this garden fronted mid row property
with two bedrooms and a loft room
offering well-proportioned living accommodation
with an enclosed courtyard style area to the rear

Offers Over £160,000

34 Devon Street

Leigh, WN7 2NG

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- SITUATED IN AN EXCELLENT LOCATION
- OPEN VIEWS TO THE REAR OF THE PROPERTY
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE:

LOUNGE

14’5 (max) x 13’7 (max) (4.27m’1.52m (max) x 3.96m’2.13m (max))

Bay window. Bay seating with storage. TV Point. Radiator.

DINING KITCHEN

16’6 (max) x 10’3 (max) (4.88m’1.83m (max) x 3.05m’0.91m (max))

Fitted with wall and base cupboards. Inset sink with mixer tap. Oven. Hob. Extractor hood. Plumbing for washing machine. Radiator.

SITTING ROOM

13’4 (max) x 8’3 (max) (3.96m’1.22m (max) x 2.44m’0.91m (max))

TV point. Radiator. Storage. Doors to rear of property

FIRST FLOOR:

LANDING

BEDROOM

12’3 (max) x 11’1 (max) (3.66m’0.91m (max) x 3.35m’0.30m (max))

Built in storage. Radiator.

BEDROOM

13’6 (max) x 8’3 (max) (3.96m’1.83m (max) x 2.44m’0.91m (max))

Radiator. TV point

SHOWER ROOM

7'8 (max) x 5'2 (max) (2.34m (max) x 1.57m (max))

Large shower cubicle. Built in vanity wash basin with storage. Low level WC. Heated towel rail. Fully tiled walls

SECOND FLOOR

LOFT ROOM

14’6 (max) x 9’4 (max) (4.27m’1.83m (max) x 2.74m’1.22m (max))

Velux window. Ample storage space

OUTSIDE

The property is garden fronted and fully paved with space for off road parking. To the rear, with lovely open views over playing fields is an enclosed courtyard style area which is paved and perfect for outdoor entertaining. In addition, there is a covered storage area.

TENURE

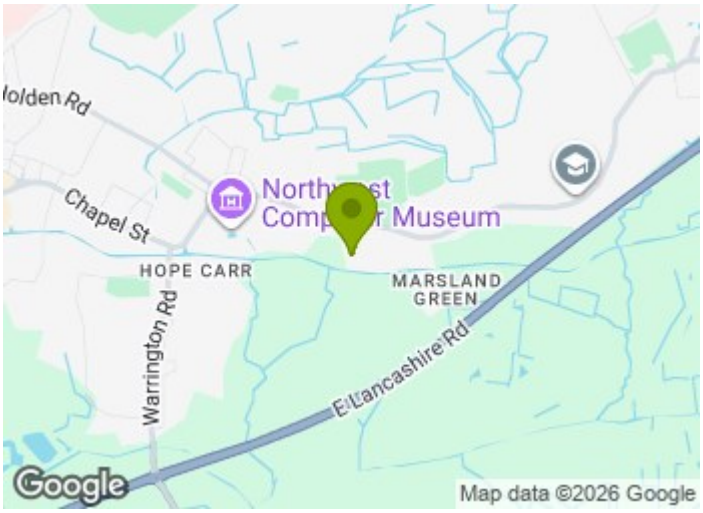
Freehold

COUNCIL TAX

Council Tax Band A

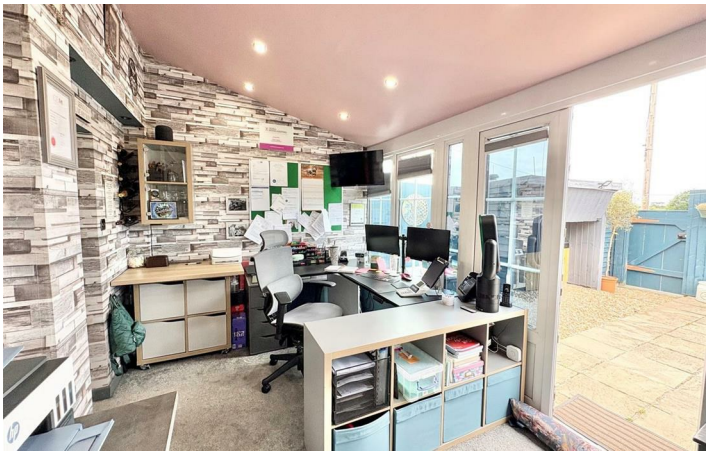
PLEASE NOTE

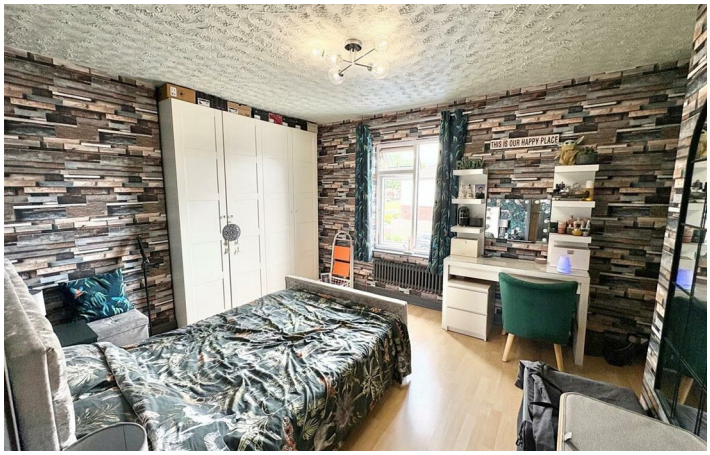
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions

WN7 2NG

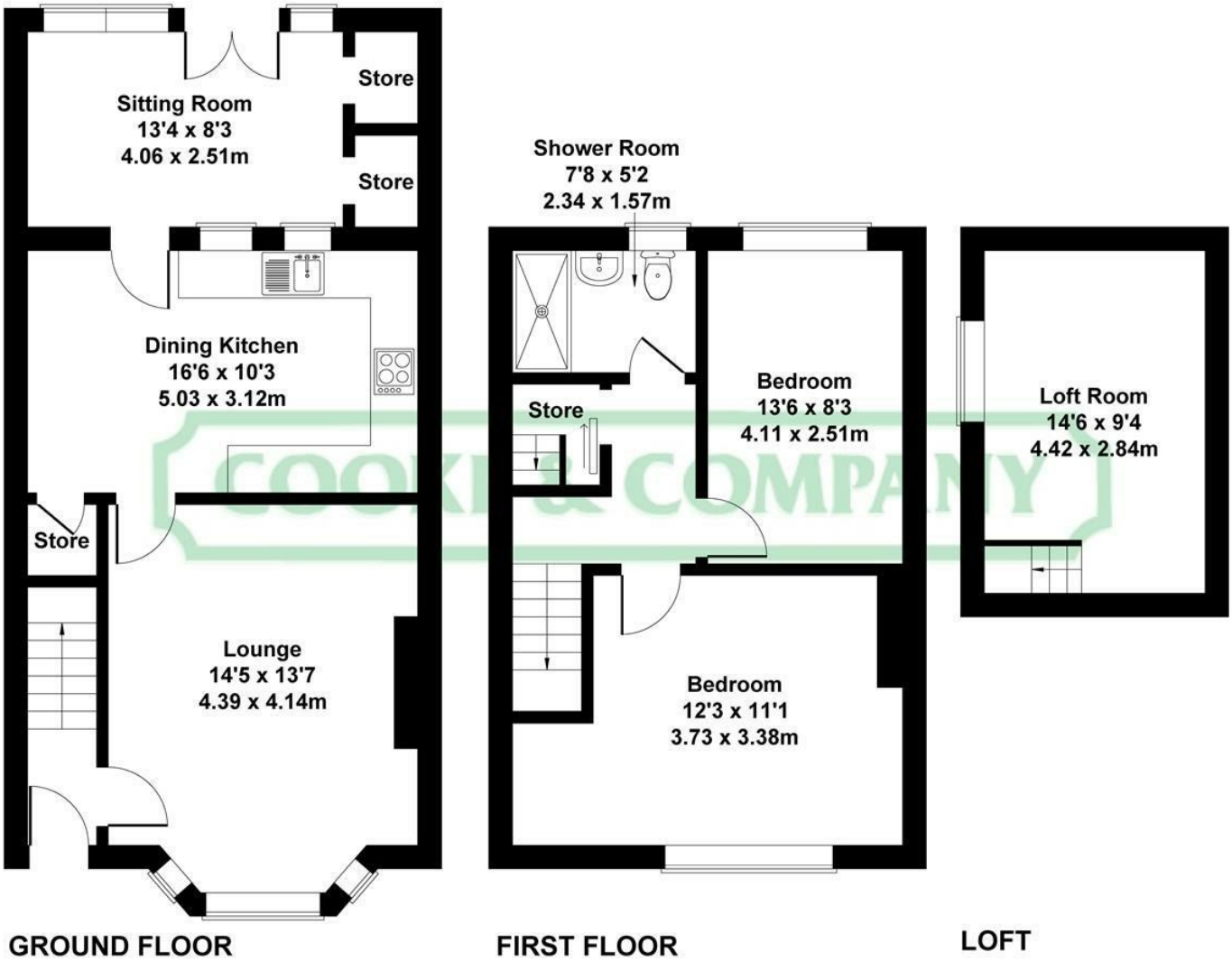



THIS IS OUR HAPPY PLACE

BRISTOL WONDERERS

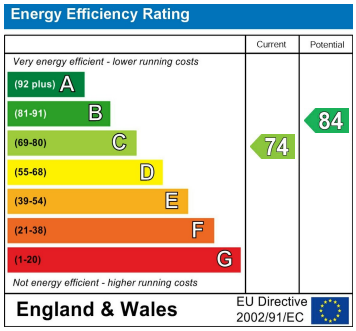
Floor Plan

Approximate Gross Internal Area
1133 sq ft - 105 sq m



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.



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