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

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- 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









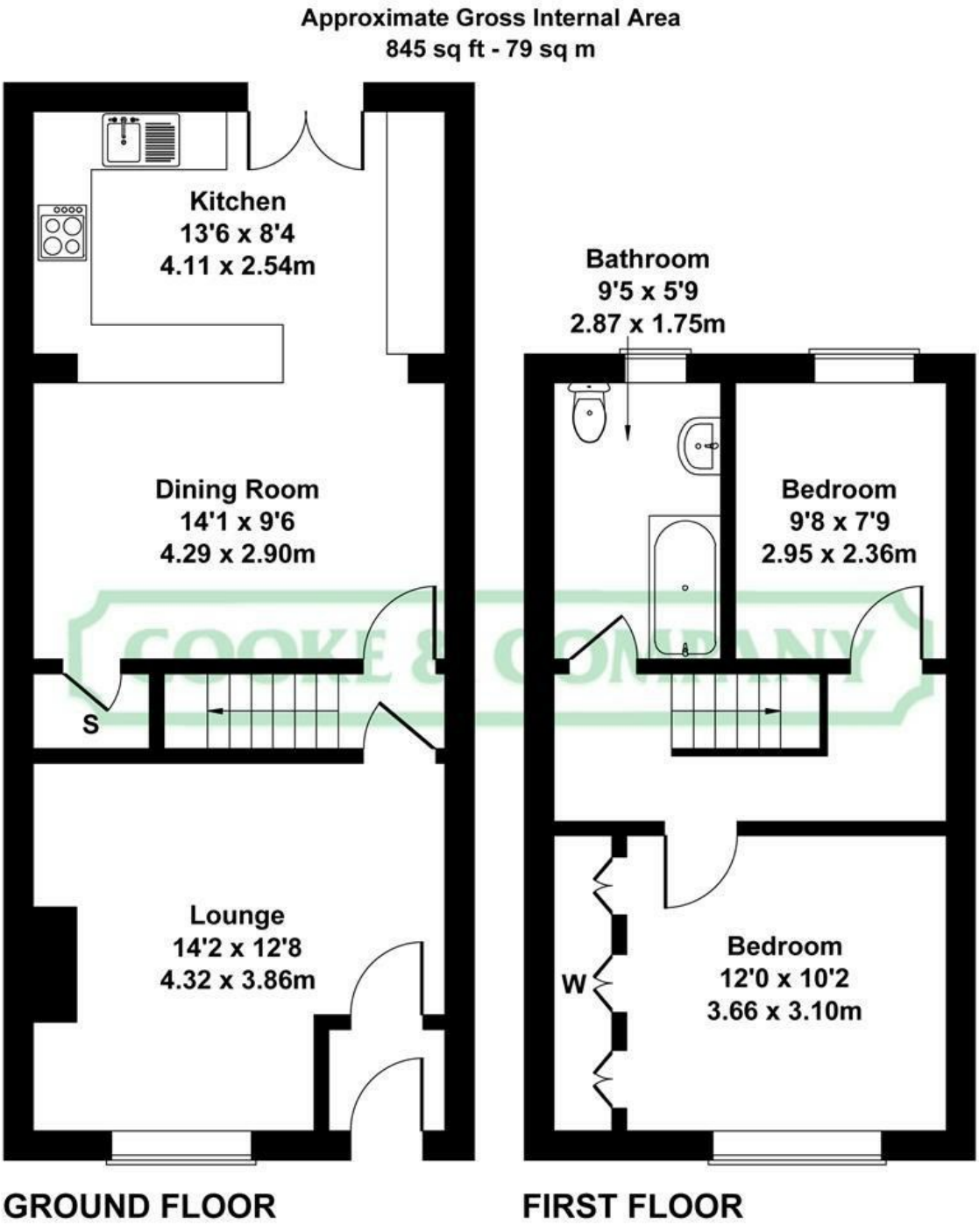




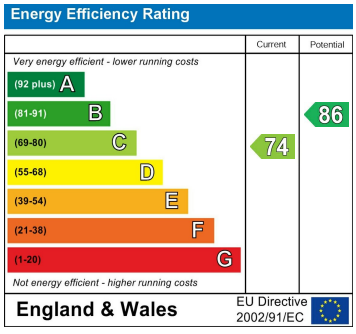




## Floor Plan




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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