

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Derwent Close, Leigh

Situated in a quiet cul de sac location on a spacious corner plot and within walking distance of the Town Centre and Leigh Sports Village is this attractive detached true bungalow with one bedroom to include gated access to the side leading to ample off-road parking with generous gardens to the front and rear with pleasant open aspects

Asking Price £260,000

11 Derwent Close

Leigh, WN7 4JF



- QUIET CUL DE SAC LOCATION
- SPACIOUS CORNER PLOT
- VIEWING HIGHLY RECOMMENDED

In further detail the property includes: Entrance Hall, lounge, dining room, kitchen/dining room, bedroom and bathroom/WC. This property has one bedroom (which could readily be adapted to a second bedroom). The property is heated by gas central heating and benefits double glazing.

ENTRANCE HALL

Radiator.

LOUNGE

11'10 (max) x 11'5 (max) (3.61m (max) x 3.48m (max))

Feature fire and surround. TV Point,. Patio doors to outside.

DINING ROOM

9'10 (max) x 9'9 (max) (3.00m (max) x 2.97m (max))

Radiator

KITCHEN/DINING ROOM

15'4 (max) x 6'7 (max) (4.67m (max) x 2.01m (max))

Fully fitted kitchen with wall and base units. Hob and extractor hood. Sink unit with mixer tap. Plumbing for washing machine. TV point. Door to outside.

BEDROOM

17'9 (max) x 11'6 (max) (5.41m (max) x 3.51m (max))

Fully fitted wardrobes and units. Radiator.

BATHROOM

Large Shower cubicle. Built in vanity hand wash basin with storage. Low level WC. Radiator. Fully tiled.

OUTSIDE:

PARKING

The property is approached via a block paved entrance driveway leading to double gates at the side of the property ideal for multiple vehicles, a caravan or other recreational use.

GARDENS

The front garden is mainly laid to lawn with established plants and shrubs. To the rear is a beautifully maintained large mainly laid to lawn garden with raised flowerbeds and ample space perfect for outdoor entertaining. The property benefits from a pleasant open aspect.

TENURE

Leasehold

COUNCIL TAX

Council Tax Band C

VIEWING

By appointment with the agents as overleaf.

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.

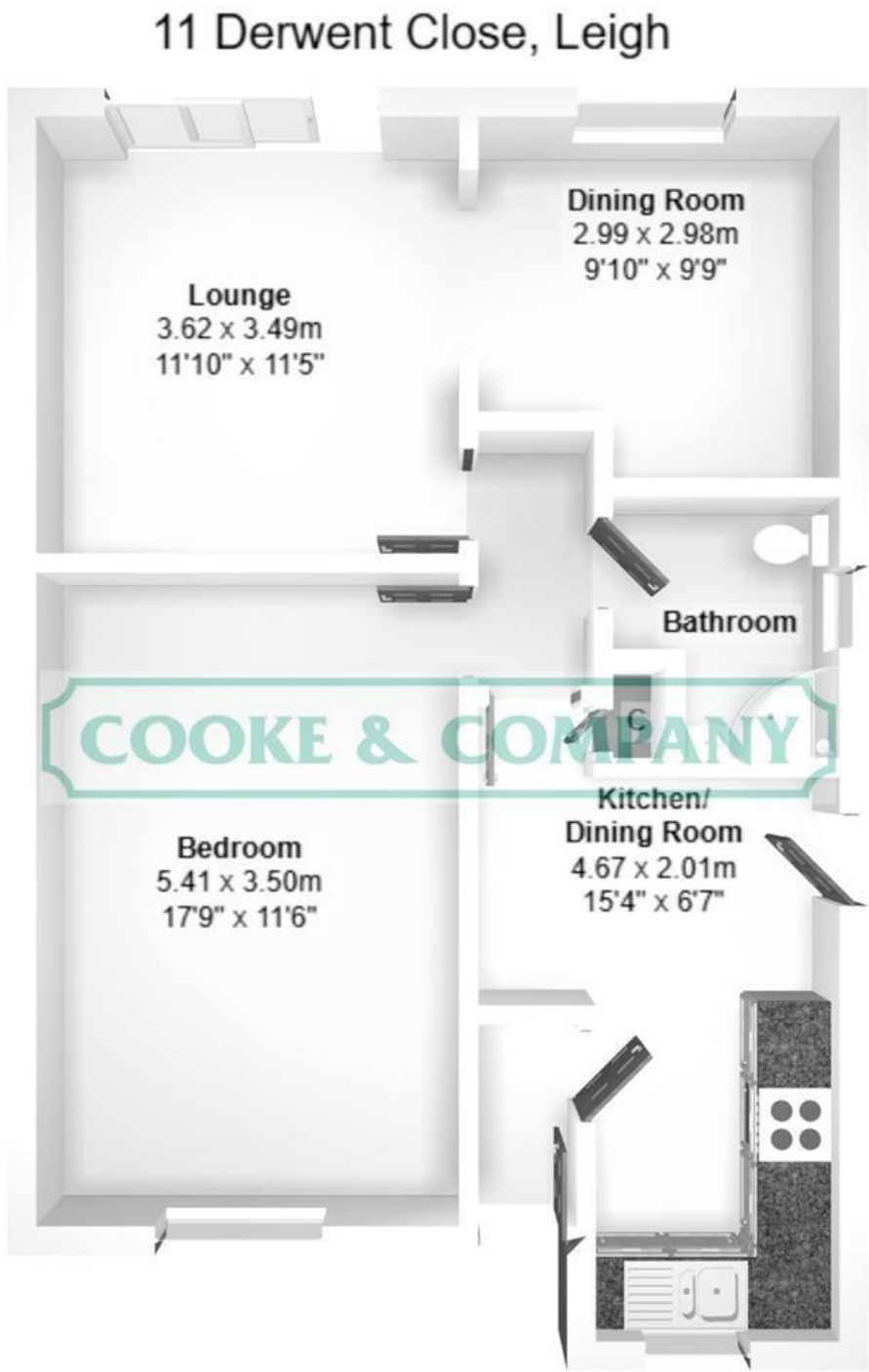


Directions

WN7 4JF



Floor Plan



Total Area: 63.0 m² ... 678 ft²

All measurements are approximate and for display 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	75
England & Wales		
EU Directive 2002/91/EC		