

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Derwent Close, Pennington

Situated in a cul de sac location and within walking distance of the Town Centre is this attractive semi-detached bungalow with two bedrooms to include a driveway to the front and side of the property, conservatory and gardens to the front and rear

**Asking Price £220,000**

# 22 Derwent Close

## Pennington, WN7 4JF



In further the accommodation comprises:-

### ENTRANCE HALL:

### LOUNGE

15'6 (max) x 10'7 (max) (4.57m'1.83m (max) x 3.05m'2.13m (max) )

TV Point. Fire and Fire Surround. Radiator.

### KITCHEN

9'2 (max) x 8'6 (max) (2.74m'0.61m (max) x 2.44m'1.83m (max))

Fully fitted kitchen with base cupboards and wall units. Built in oven. Sink unit with mixer tap.

Plumbing for washing machine. Door to outside.

### BEDROOM

10'7 (max) x 9'8 (max) (3.05m'2.13m (max) x 2.74m'2.44m (max))

Fully fitted wardrobes. Radiator.

### BEDROOM

8'6 (max) x 7'9 (max) (2.44m'1.83m (max) x 2.13m'2.74m (max) )

Radiator. TV point Access to Conservatory.

### CONSERVATORY

11'1 (max) x 8'2 (max) (3.35m'0.30m (max) x 2.44m'0.61m (max))

Conservatory with roof providing better insulation and making the room temperature comfortable throughout the year. TV point. Doors to rear garden.

### BATHROOM

6'1 (max) x 5'6 (max) (1.83m'0.30m (max) x 1.52m'1.83m (max) )

Panelled bath. Built in vanity wash hand basin with storage. Low level WC. Fully tiled walls and laminate flooring.

### OUTSIDE:

### PARKING

The property is approached via a block paved entrance driveway

### GARDENS

There are gardens to the front and rear. The front garden is mainly laid to lawn. To the rear

the garden is low maintenance laid with artificial grass with a paved patio area.

### TENURE

Freehold.

### COUNCIL TAX

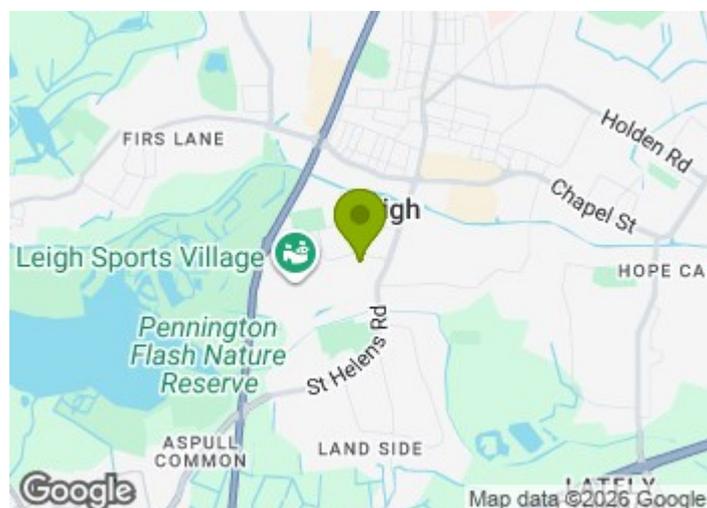
Council Tax Band C

### 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.



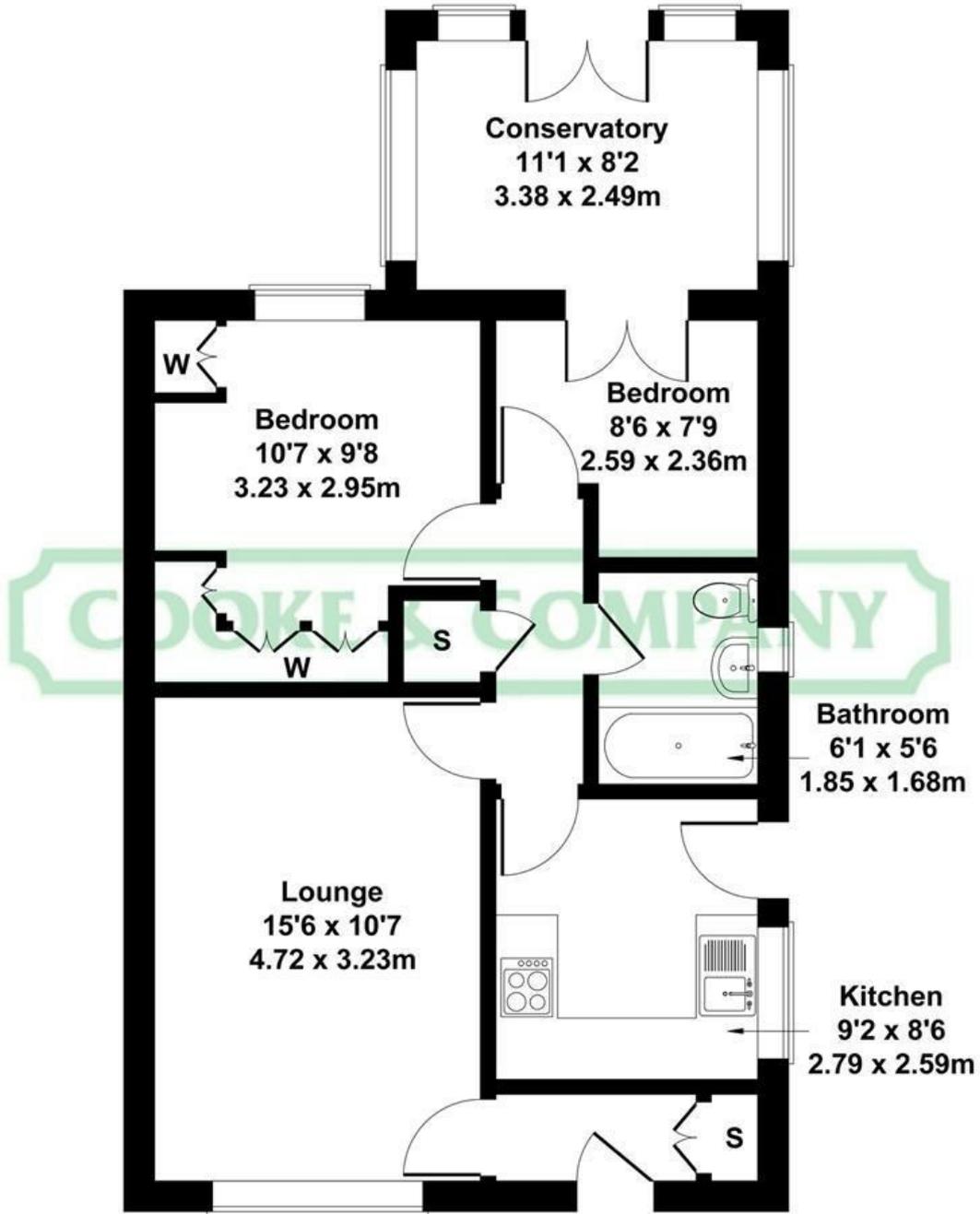
### Directions

WN7 4JF



## Floor Plan

Approximate Gross Internal Area  
653 sq ft - 61 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 firm's 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		82
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	