



Rutland Street, Leigh, WN7 2NS

Asking Price £495,000

Council Tax:

Tenure: Freehold



SITUATED ON THE BRIDGEWATER CANAL WITH FISHING AND MOORING RIGHTS - HUNTERS in Leigh are delighted to bring to the market a RARE OPPORTUNITY to purchase a THREE BEDROOM semi detached dormer bungalow sitting on HALF AN ACRE OF LAND. A SPACIOUS FAMILY HOME with not only a very large garden leading down to The Bridgewater Canal. In further detail the property includes:- Entrance hall; lounge; dining room, kitchen and conservatory. Also on the ground floor there is a good sized bedroom with garden access and spacious family bathroom. On the first floor there is a master bedroom with dressing area, further bedroom and bathroom/wc. Externally there is a driveway providing off road parking for several vehicles, a small laid-to-lawn area and access to the single detached garage. To the rear there is a flagged patio area and a very large lawned area which leads down to the Bridgewater Canal. The title of the property provides rights for fishing and mooring.

- THREE BEDROOMS
- FISHING RIGHTS
- VIEWS TO REAR TO BRIDGEWATER CANAL
- HALF ACRE REAR GARDEN
- MOORING RIGHTS
- WELL PRESERVED THROUGHOUT

