



Rutland St, Leigh

£260,000

Council Tax:

Tenure: Freehold



Presenting this attractive three-bedroom semi-detached house, available for sale in a sought-after location. Enjoying a good condition throughout, this residence offers a welcoming reception room, a modern kitchen, and a well-proportioned bathroom. The property further benefits from EPC rating C and falls within council tax band C, ensuring energy efficiency and manageable running costs.

Ideal for first-time buyers, investors, or families, the property is conveniently positioned close to public transport links, reputable schools, local amenities, and nearby parks, providing both comfort and convenience. The home features practical parking facilities and a delightful garden, perfect for relaxation or outdoor entertaining.

This is a fantastic opportunity to acquire a quality home in a desirable neighbourhood. With its versatile layout and wonderful location, this property is sure to appeal to a range of buyers seeking both lifestyle and convenience. Early viewing is highly recommended to avoid disappointment.

- Delightful private garden
- Sought-after neighbourhood location
- Energy efficient EPC rating C
- Close to public transport
- solar panels
- Boarded Loft
- Key source heat pump

