



## Baines Close, Leigh

£249,950

Council Tax:

Tenure: Freehold



Available for sale is this well-presented semi-detached house, offering comfortable living in a sought-after location with convenient access to public transport links, reputable schools, local amenities, green spaces, and nearby parks. This property is in good condition and would make an ideal purchase for first time buyers or families.

Inside, the home features a bright, kitchen that benefits from ample natural light and offers dedicated dining space—perfect for modern living and entertaining. The spacious accommodation includes one reception room, three well-proportioned bedrooms, and two bathrooms, providing flexibility and comfort for growing households. For added convenience, there is a downstairs W.C., complementing the overall practicality found throughout the property.

The house boasts an impressive EPC rating of 'B' and falls within council tax band C, reflecting both its energy efficiency and affordability. Don't miss out on the opportunity to view this appealing family home in a vibrant, community-oriented area.

- Off Road Parking
- Energy efficient EPC rating B
- Two bathrooms plus downstairs W.C.
- Cul De Sac Location
- Freehold
- Sought-after, community-oriented location

