



## Smallbrook Lne, Leigh Offers Over £300,000

Council Tax:                      Tenure: Leasehold



Presenting a rare opportunity to acquire a semi-detached property with additional land in a sought-after location, ideal for both investors and families. This spacious home features three double bedrooms, making it perfectly suited for comfortable family living. The property includes two well-proportioned reception rooms—one offering charming garden views and the other providing direct access to the garden, creating an inviting setting for relaxation and entertaining. The residence also benefits from the convenience of parking, a generous garden, and useful outbuildings.

Requiring modernisation, this property presents excellent potential to personalise and add value. It is situated close to highly regarded schools, local amenities, and public transport links, ensuring easy access to all essential services and commuter routes. With an EPC rating of E and positioned within council tax band D, this property delivers a fantastic opportunity for those looking to make their mark in a prime area. Early viewing is highly recommended.

- Three spacious bedrooms
- Energy efficient EPC rating C
- Close to local amenities
- Two large reception rooms
- Council Tax Band D

