




Miller Metcalfe
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01942 889080
For Sale

70 Rutland Street, Leigh

Guide Price **£275,000**

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Leigh

This beautifully presented two bedroom semi detached bungalow situated in a popular residential location, offers deceptively spacious accommodation, a stunning rear garden, and versatile living space arranged over two floors.

The property is entered via an inviting entrance vestibule which leads into a generous open-plan sitting and dining room, creating an ideal space for both everyday living and entertaining. Double doors open into a substantial conservatory, providing additional reception space and enjoying delightful views over the rear garden, with direct access outside.

The ground floor accommodation further comprises a fitted kitchen and a well-proportioned double bedroom. Stairs rise to the converted loft, which forms the impressive principal bedroom suite, benefiting from its own en-suite facilities and offering a private retreat away from the main living areas.

Externally, the property enjoys excellent kerb appeal with a driveway providing off road parking. To the rear is a particularly large and beautifully maintained garden, offering an abundance of outdoor space for relaxation, gardening, and family enjoyment. A detached garage further enhances the practicality of this fantastic home.

Offering spacious and flexible accommodation in a sought after location which is close to the canal and a short distance from Leigh town centre and the retail park, this wonderful bungalow presents an excellent opportunity for a range of buyers and early viewing is highly recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:











Miller Metcalfe - Culcheth

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