



## Green Lane Offers Over £310,000

Council Tax:

Tenure: Leasehold



This detached home, offered for sale in Leigh, provides two-three bedrooms, two bathrooms, two reception rooms, and a kitchen, and is presented in good condition. The property includes Garage, parking and a garden, making it suitable for first-time buyers and families. Local amenities, including shops and cafés, are within easy reach, and there are several well-regarded schools in the vicinity.

Excellent public transport links are available, with Leigh Bus Station nearby, offering convenient connections to Manchester and surrounding towns. The nearby guided busway provides a direct route to Manchester city centre, with journey times of approximately 45 minutes, making commuting straightforward. Residents also benefit from close proximity to Pennington Flash Country Park, popular for walking and outdoor activities. The property falls within Council Tax Band D and has an EPC rating of E. This is an opportunity to acquire a home in a well-connected and practical location.



- DETACHED HOUSE
- HIGHLY REGARDED LOCATION
- 2 RECEPTION ROOMS
- GARAGE
- 2/3 BEDS
- EXTENDED KITCHEN
- UTILILITY ROOM
- EXCELLENT CONDITION