



1 Rutland Close, Little Lever

£240,000 Leasehold

Three bedroom extended semi detached property • Two reception rooms • Conservatory • Downstairs W.C. • Modern shower room • Driveway to front for two vehicles • Mature rear garden with multiple patio areas • Walking distance to Tesco and other local amenities • Walking distance to Little Lever High School • Loft is boarded with lighting and power with a pulldown ladder

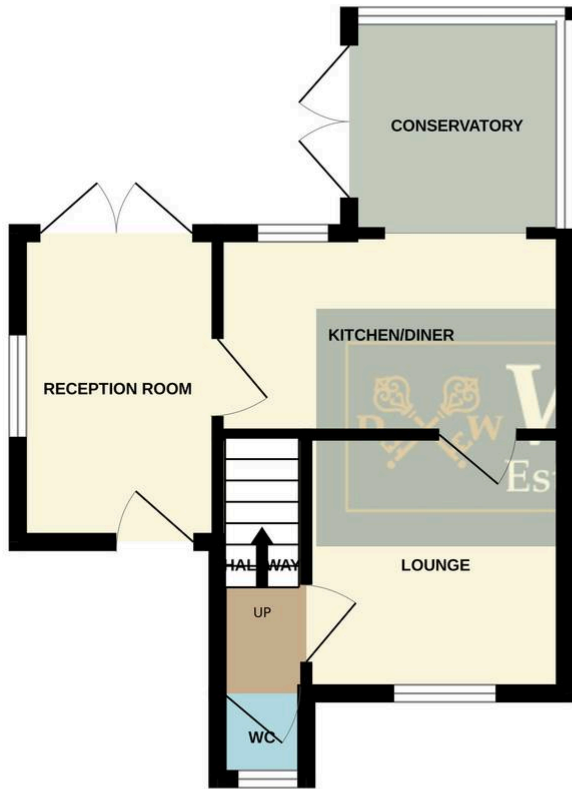




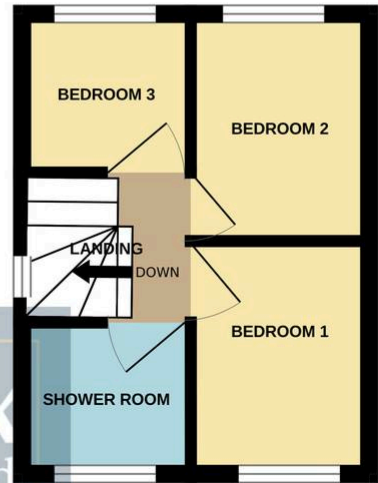
This beautifully presented three bedroom extended semi detached house offers spacious and versatile accommodation, perfect for families seeking comfort and convenience. The property features two generous reception rooms, providing ample space for both relaxation and entertaining guests. A light-filled conservatory extends from the rear, offering a tranquil setting for dining or enjoying views of the garden throughout the seasons. The modern kitchen leads to a downstairs W.C., adding practicality to every-day living.

Upstairs, there are three well-proportioned bedrooms and a stylish shower room, designed with contemporary fixtures and finishes. The loft space is fully boarded and equipped with lighting and power, accessed via a pull-down ladder, making it ideal for additional storage or a hobby area. This home is ideally situated within walking distance of Tesco, local shops, and Little Lever High School, making it a convenient choice for families and professionals alike.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



This beautifully presented three bedroom extended semi detached house offers spacious and versatile accommodation, perfect for families seeking comfort and convenience. The property features two generous reception rooms, providing ample space for both relaxation and entertaining guests. A light-filled conservatory extends from the rear, offering a tranquil setting for dining or enjoying views of the garden throughout the seasons. The modern kitchen leads to a downstairs W.C., adding practicality to every-day living. Upstairs, there are three well-proportioned bedrooms and a stylish shower room, designed with contemporary fixtures and finishes. The loft space is fully boarded and equipped with lighting and power, accessed via a pull-down ladder, making it ideal for additional storage or a hobby area. This home is ideally situated within walking distance of Tesco, local shops, and Little Lever High School, making it a convenient choice for families and professionals alike.

The property boasts impressive outside space, starting with a flagged driveway to the front that accommodates two vehicles, complemented by a stoned area and gated access down the side of the house. The rear garden is a true highlight, featuring an immediate flagged patio area that is perfect for outdoor dining or entertaining. A timber pergola provides a charming focal point and shade, while a wooden decked area at the rear offers an additional spot to relax or host gatherings. The garden is enclosed by fence panels, ensuring privacy and security, and is attractively landscaped with stoned areas, mature bushes, shrubs, and well-tended planters. This thoughtfully designed outdoor space is ideal for families, children, or those who enjoy gardening and al fresco living. With its blend of practical features and attractive landscaping, the outside space enhances the overall appeal of this delightful family home.