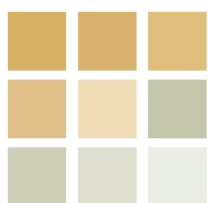




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25 LEYTON DRIVE
Bury, BL9 9SL
Offers Over £325,000

25 LEYTON DRIVE

Property at a glance

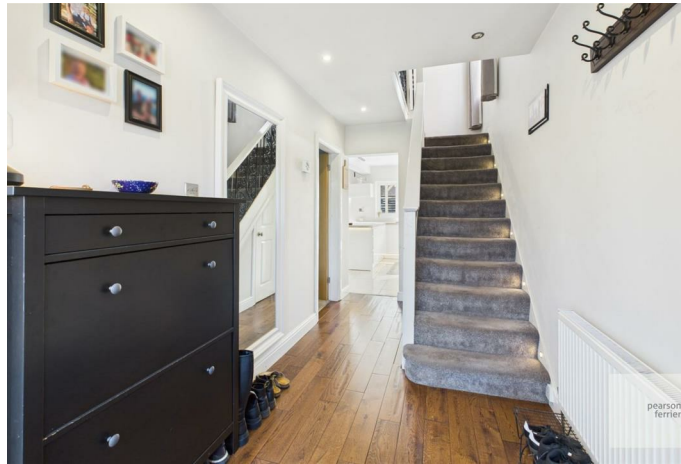
- BEAUTIFULLY PRESENTED DETACHED 'DARE' BUILT PROPERTY
- CORNER PLOT LOCATION
- RECENTLY COMPLETELY MODERNISED THROUGHOUT
- FABULOUS REAR GARDENS
- THREE BEDROOMS (MAIN FITTED)
- FOUR PIECE BATHROOM
- OPEN PLAN KITCHEN/FAMILY ROOM
- REAR DRIVEWAY WITH ELECTRIC CAR CHARGING POINT
- VIEWING ESSENTIAL

A very impressive detached 'Dare' built property, located in a corner plot on Leyton Drive just off Manchester Road, more or less midway between Bury and Whitefield town centres. The property is a credit to the current owners whose attention to detail and sheer high standard of workmanship is apparent from the front gate! The property has been totally restored over the last 10 years, to include re roofing, replacement windows, replacement heating system and wiring and of course internal finishings were remodelled and upgraded to contemporary tastes. Internal inspection is essential to appreciate this fabulous home.

With combination gas central heating fired by a Vaillant boiler and upvc double glazing the accommodation briefly comprises: entrance hall lounge, dining kitchen/family room with bi folding doors onto the rear gardens, first floor landing, three bedrooms (the main with fitted wardrobes) and four piece bathroom. To the outside there's a beautifully presented and well stocked garden to both the front and rear to include waterfall style pond, and there is a driveway to the rear accessed from the back service road, together with electric car charging point.

Tenure - Leasehold (term of 999 years, 939 years remaining)
Ground Rent - £15 per annum
Council Tax Banding - D
EPC Rating - D







Floor 0



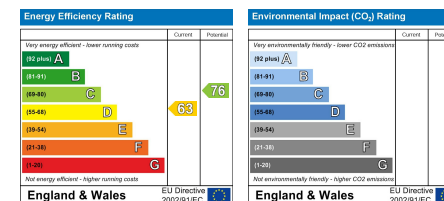
Floor 1

Approximate total area^m
86.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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