



12 LAYFIELD CLOSE  
Bury, BL8 4BN  
Offers In The Region Of £525,000

# 12 LAYFIELD CLOSE

## Property at a glance

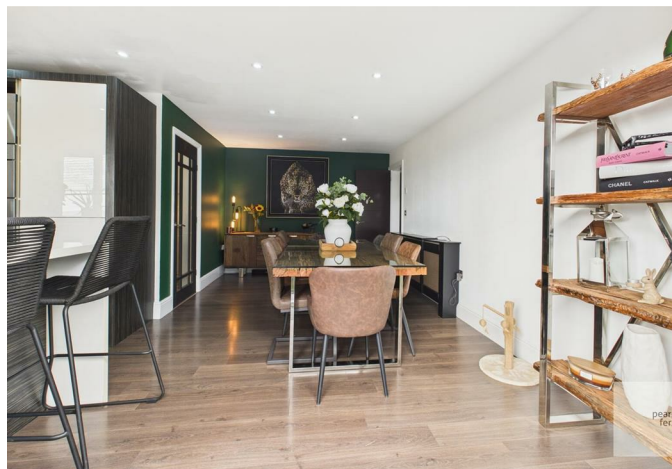
- DETACHED PROPERTY
- TOTTINGTON VILLAGE
- FOUR DOUBLE BEDROOMS (main bedroom en-suite)
- STUNNING OPEN PLAN KITCHEN/DINER
- CLOSE TO LOCAL AMENITIES
- IDEAL FAMILY HOME
- QUIET CUL-DE-SAC
- VIEWING HIGHLY RECOMMENDED

Stunning detached house located on Layfield Close in the desirable village of Tottington. This delightful property boasts four spacious bedrooms, making it an ideal family home. The well-proportioned reception room offers a warm and inviting space for relaxation and entertaining guests. The location is within walking distance of the village centre with its local shops, schools, restaurants, bars and health centre yet with local countryside being on your doorstep. The property really must be viewed to appreciate the vendors attention to detail and the quality of the fixtures & fittings installed. The main bedroom is particularly noteworthy, with en-suite and featuring stunning views that provide a serene backdrop to your daily life.

Set in a peaceful cul-de-sac, this property combines comfort with the beauty of its surroundings. With ample space and a versatile layout, it is perfect for those seeking a tranquil yet vibrant community. This home is not just a place to live; it is a place to create lasting memories.

Do not miss the opportunity to make this wonderful house your new home.

Tenure - Leasehold - 999 years from 29 September 1967  
Ground Rent £10  
Council Tax Band - D  
EPC-C







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

120.5 m<sup>2</sup>

Reduced headroom

3.5 m<sup>2</sup>

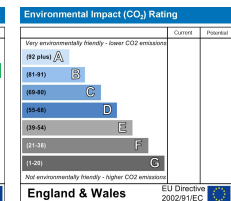
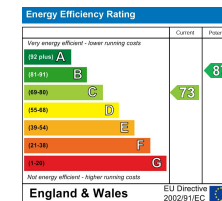
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

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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