



102 LEYTON DRIVE
Bury, BL9 9TS
Offers Over £250,000

102 LEYTON DRIVE

Property at a glance

- SEMI DETACHED TRUE BUNGALOW
- VERY WELL REGARDED & CONVENIENT LOCATION
- TWO BEDROOMS (BOTH FITTED)
- GOOD SIZED KITCHEN
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- GOOD SIZED GARDENS FRONT & REAR
- SIDE DRIVEWAY & TANDEM GARAGE
- NO ONWARD CHAIN
- SPACE TO EXTEND IF REQUIRED (SUBJECT TO APPROVALS)

A semi detached true bungalow, located in one of our regions most sought after residential locations, more or less midway between Bury & Whitefield town centres. The property has been in the same ownership for many years and has been well cared for and upgraded during that time. There is a good deal of potential for a new owner to expand on the accommodation (if required), perhaps even to explore a loft conversion to create more bedroom space. With gas central heating and upvc double glazing the accommodation comprises: entrance hall, lounge with gas fired stove, spacious dining kitchen, two bedrooms (both with fitted wardrobes) and three piece shower room.

The property does have a good sized level plot and there are generous gardens to the front and rear with a side driveway leading to the tandem garage with up and over door.

The property is being offered for sale with no onward chain.

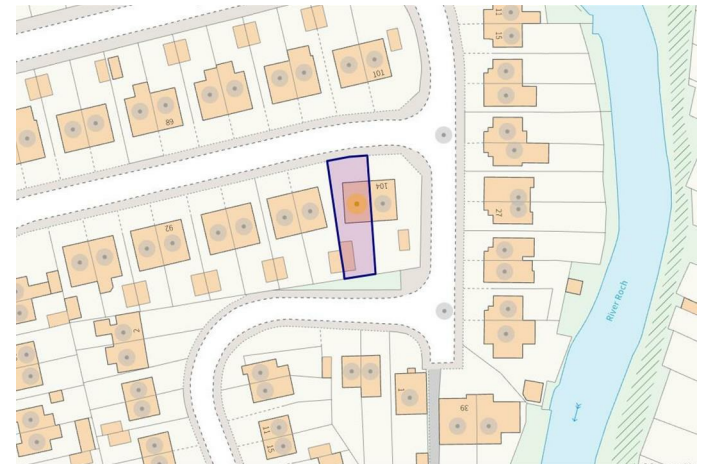
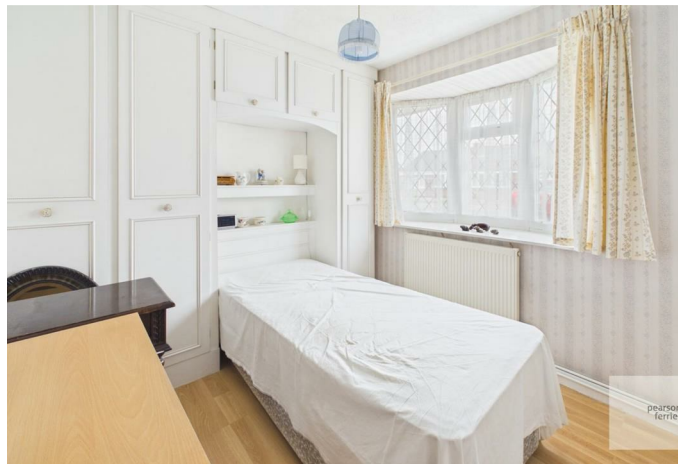
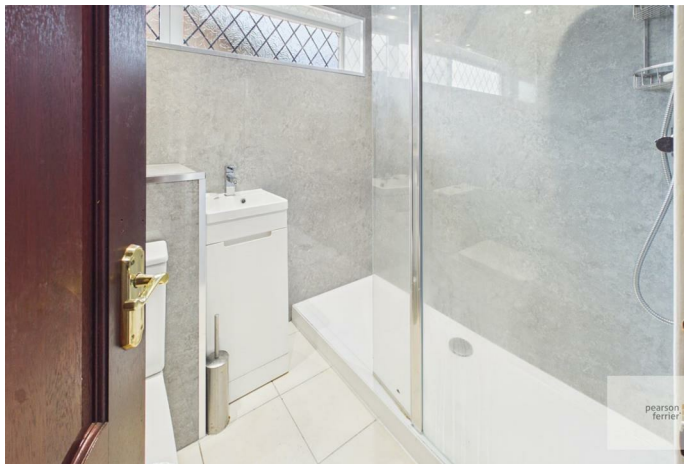
Tenure - Leasehold, residue of 999 years from 1969

Ground Rent - tbc

Council Tax Banding - C

EPC Rating - tbc







Floor 0 Building 1



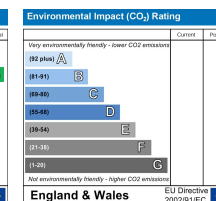
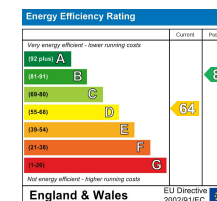
Floor 0 Building 2

Approximate total area^m
78.5 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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