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35 LEA MOUNT DRIVE  
Bury, BL9 7RR  
£280,000

# 35 LEA MOUNT DRIVE

## Property at a glance

- EXTENDED AND THOROUGHLY RESTORED SEMI DETACHED BUNGALOW
- GREAT LOCATION ON THE FRINGE OF BIRTLE COUNTRYSIDE
- TWO DOUBLE BEDROOMS (MAIN WITH ENSUITE)
- NEW KITCHEN, BATHROOM, ENSUITE, ELECTRICS & PLUMBING
- NEW WINDOWS & DOORS
- FINISHED TO A HIGH STANDARD
- GARDENS FRONT & REAR
- DRIVEWAY TO SIDE
- POTENTIAL TO EXTEND INTO THE LOFT SPACE (SUBJECT TO APPROVALS)

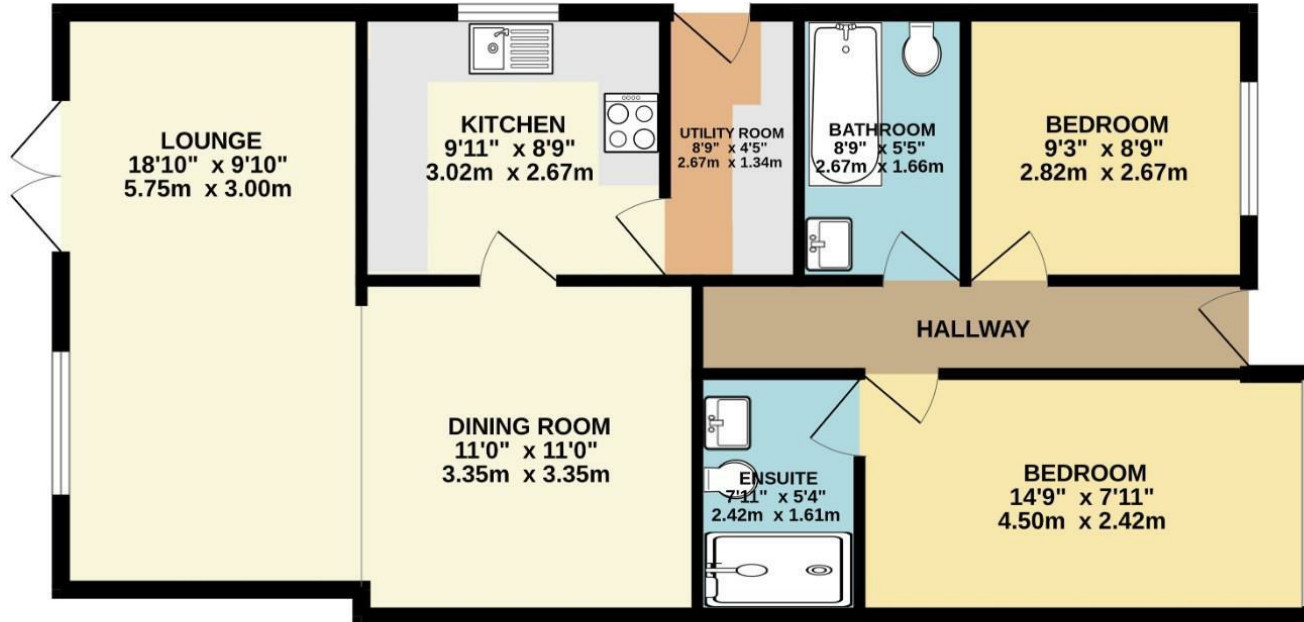
A surprisingly spacious, recently extended and thoroughly refurbished semi detached bungalow on Lea Mount Drive in Fairfield, located more or less across the road from Fairfield Hospital and yet on the fringe of Birtle countryside. Internally the refurbishment has meant returning back to the brick and remodelling the interior to provide a much more useable space. The property has been re-wired, re-plumbed, re-plastered, there is a new kitchen, new bathroom and ensuite shower room to the main bedroom, windows, doors, carpets and decorations. All the work has been carried out in accordance with the current regulations and the extension is fully approved by local Building Regulations. The work was completed in 2023. With gas central heating and upvc double glazing throughout the accommodation comprises: entrance hall, lounge and dining room with patio doors onto the rear gardens, kitchen and utility room, two double bedrooms and main with ensuite shower room. To the outside there are gardens to the front and rear and a side driveway providing off road parking for 2 + vehicles.

Tenure - Leasehold for the residue of 999 years from 1961.  
Ground rent - £8 per annum  
Council Tax Banding - C  
EPC Rating - C



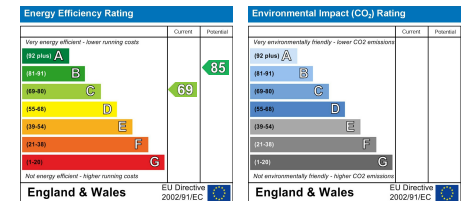


GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

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.  
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