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Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Leyton Drive, Bury, BL9 9SL

£325,000

A SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH OFF-ROAD PARKING

Nestled in the heart of a popular area of Bury, this three-bedroom, semi-detached family home is perfect for a growing family looking for a property they can put their personal stamp on to make their dream family home with easy access to local amenities, schools and commuter routes. The property, which has solar panels fitted, offers a spacious open plan living/dining room and boasts from low maintenance gardens, off-road parking and a single garage.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to a spacious living room and a contemporary fitted kitchen. The living room boasts open access to the dining room which has sliding doors to the rear garden. To the first floor is a landing with doors leading to three bedrooms, a shower room and a separate WC. Externally the property boasts an enclosed rear laid to lawn garden with artificial turfing, bedding areas and a paved patio. There is a single detached garage and gated access leading to the front. The front has artificial turfing and a driveway providing off-road parking for two vehicles.

For further information, or to arrange a viewing, please contact our Bury team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Leyton Drive, Bury, BL9 9SL

£325,000



- Tenure Leasehold
- Off Road Parking With Drive way
- Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Spacious Three Bedroom Semi Detached Property
- Enclosed Rear Laid To Lawn Garden With Access To A Garage
- EPC Rating D
- Ideal Family Home
- Close Proximity To Local Amenities

Ground Floor

Entrance

Via a composite double glazed frosted door to hall.

Hall

10'7 x 6'5 (3.23m x 1.96m)

Central heating radiator, smoke alarm, stairs to first floor, door to kitchen and reception room.

Reception room One

14'8 x 12' (4.47m x 3.66m)

UPVC double glazed bow window, central heating radiator, wall mounted electric fire, television point and open to reception room two.

Reception Room Two

12'5 x 10'6 (3.78m x 3.20m)

Central heating radiator, wall mounted electric fire and UPVC sliding door to the rear.

Kitchen

12'5 x 7'11 (3.78m x 2.41m)

UPVC double glazed window, range of gloss wall and base units, laminate work top, oven and grill in a high rise unit, four ring electric hob, extractor hood, glass splash back, stainless steel sink and drainer with mixer tap, plumbed for washing machine, space for fridge freezer, wood effect flooring, composite double glazed frosted door to the side elevation.

First Floor

Landing

UPVC double glazed window, doors to three bedrooms, shower room and a separate WC.

Bedroom One

14'9 x 10'9 (4.50m x 3.28m)

UPVC double glazed bow window and central heating radiator,

Bedroom Two

12'5 x 11' (3.78m x 3.35m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

7'9 x 6'7 (2.36m x 2.01m)

UPVC double glazed window and central heating radiator.

Shower Room

7'7 x 5'7 (2.31m x 1.70m)

UPVC double glazed frosted window, central heating towel rail, vanity top wash basin with mixer tap, direct feed shower with rinse head, partial PVC panelled elevation, tiled effect flooring and enclosed main combination boiler.

WC

3'11 x 2'5 (1.19m x 0.74m)

Double glazed frosted window, dual flush WC, part tiled elevation and tiled effect flooring.

External

Rear

Laid to lawn garden, paving, artificial turfed and single garage.

Garage

18'5 x 8'10 (5.61m x 2.69m)

Space for a dryer and space for a chest freezer.

Front

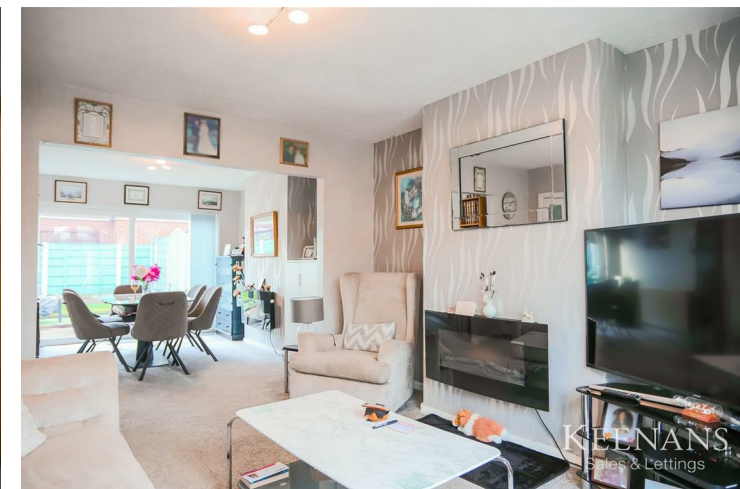
Artificial turfed garden with driveway for two vehicles and gated access to the rear.

Agency Notes

Six solar lights attached to the roof.

Loft

Access via a fitted ladder, partially boarded and lighting.



Tel: 01617510340

www.keenans-estateagents.co.uk