



**25 Brunel Drive, Silsden, BD20 0FH**  
**£299,995**

PROPERTY  
PERSPECTIVE

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated on the outskirts of Leyland. Benefiting from modern sophisticated décor throughout, enviable corner plot position and private South-facing landscaped rear garden.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, WC/cloaks and hallway to the ground floor. To the first floor, 3 bedrooms, en-suite shower room and family bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, while benefiting from a scenic rural setting.

FREEHOLD

Council tax band - D

Service charge - TBC

### GROUND FLOOR

#### Lounge 15'7" x 10'7" (4.75m x 3.24m)

Carpet flooring with dual aspect windows, curtains and blind

#### Kitchen/diner 8'7" x 15'5" (2.64m x 4.72m)

High quality wood effect laminate flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, fridge-freezer and dishwasher

#### WC/cloaks

High quality wood effect laminate flooring with 2 piece bathroom suite in white and radiator

### FIRST FLOOR

#### Bedroom 10'9" x 10'6" (3.30m x 3.22m)

Carpet flooring with window to the side elevation, curtains and fitted wardrobes

#### En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure and blind

#### Bedroom 8'6" x 10'0" (2.61m x 3.06m)

Carpet flooring with window to the front elevation, fitted wardrobes and curtains

#### Bedroom 6'5" x 8'9" (1.98m x 2.67m)

Carpet flooring with window to the side elevation and blind

#### Bathroom

High quality wood effect laminate flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, spotlighting and radiator

#### EXTERNAL

Beautifully presented and landscaped rear garden, enclosed by panel fencing with laid to lawn and patio area. Off-road parking to 2 vehicles.

