



60 Layden Drive, DN5 8UY

**£40,000 Offers In Region Of
Tenure Leasehold**

- No Chain
- Two Bedroom Semi Detached Bungalow
- Move In Ready
- Integrated Appliances
- Field Views
- Prime Location with Direct Access to A1 Motorway

OVER 60'S ONLY! Beautifully Presented Two Bedroom Shared Ownership Bungalow | 25% Ownership Available | Move-In Ready

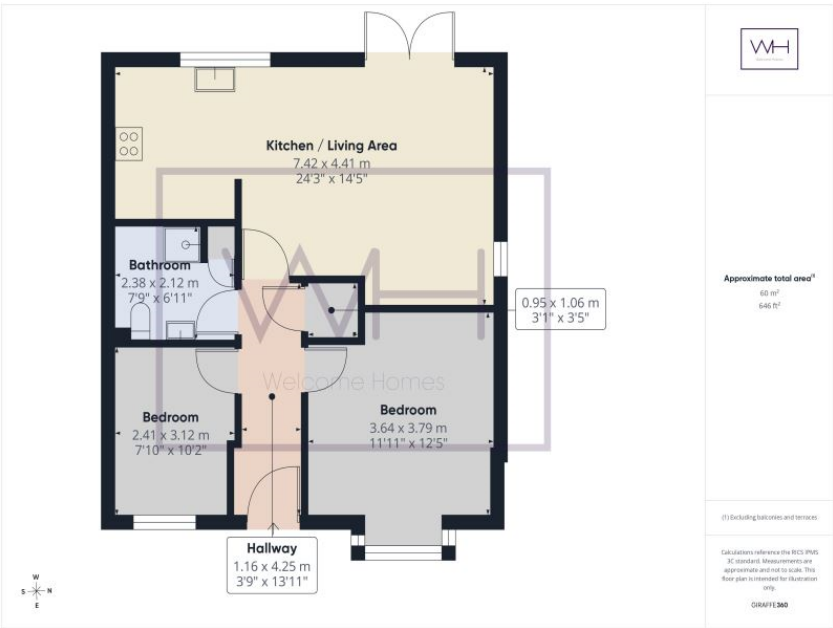
Situated in a lovely and sought-after location, this beautifully presented two-bedroom bungalow offers an excellent opportunity to purchase a stylish home through a 25% shared ownership scheme, with the remaining 75% rented. Immaculately maintained throughout, the property is ready to move straight into, making it an ideal choice for first-time buyers, downsizers or anyone looking for low-maintenance living.

A welcoming entrance leads through to the bright and spacious kitchen/dining room, where attractive countryside views create a wonderful backdrop for everyday living. The modern fitted kitchen is well-equipped with an integrated oven, microwave, hob and fridge freezer, combining style with practicality.

There are two well-proportioned bedrooms, both offering comfortable accommodation, together with a contemporary shower room finished to a high standard.

Externally, the property benefits from a private driveway providing convenient off-road parking, while its peaceful setting offers the perfect balance of tranquillity and easy access to local amenities and transport links.

Offering modern interiors, beautiful views and a move-in-ready finish, this delightful bungalow presents a fantastic opportunity to enjoy comfortable living in a desirable location.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	