



36 LOWES ROAD
Bury, BL9 6PJ
£305,000

36 LOWES ROAD

Property at a glance

- MODERN FREEHOLD SEMI DETACHED HOME
- 1 OF 24 ON SELECT ESTATE
- POSITION LITERALLY ON THE FRINGE OF OPEN COUNTRYSIDE
- TWO MINUTE WALK TO LOWES PARK GOLF CLUB
- THREE BEDROOMS (MAIN ENSUITE)
- GROUND FLOOR GUEST W.C.
- KITCHEN WITH UTILITY CUPBOARD OFF
- MATURED GARDENS, DRIVEWAY, GARAGE
- NOT OVERLOOKED TO REAR & NO ONWARD CHAIN

A very impressive FREEHOLD semi detached home built during 2019/2020 and being part of a select development of 24 semi detached and detached family homes located on the fringe of Lowes Park Golf Club and enjoying open views to the rear across protected land. Lowes Road is ideally located, not only are there countryside walks on the doorstep, the property is within 1 mile of Bury town centre and a similar distance from the nearest motorway junction with Chesham School round the corner adjacent to Clarence Park and the Lido. The property is not overlooked to the rear and is being offered for sale with no onward chain.

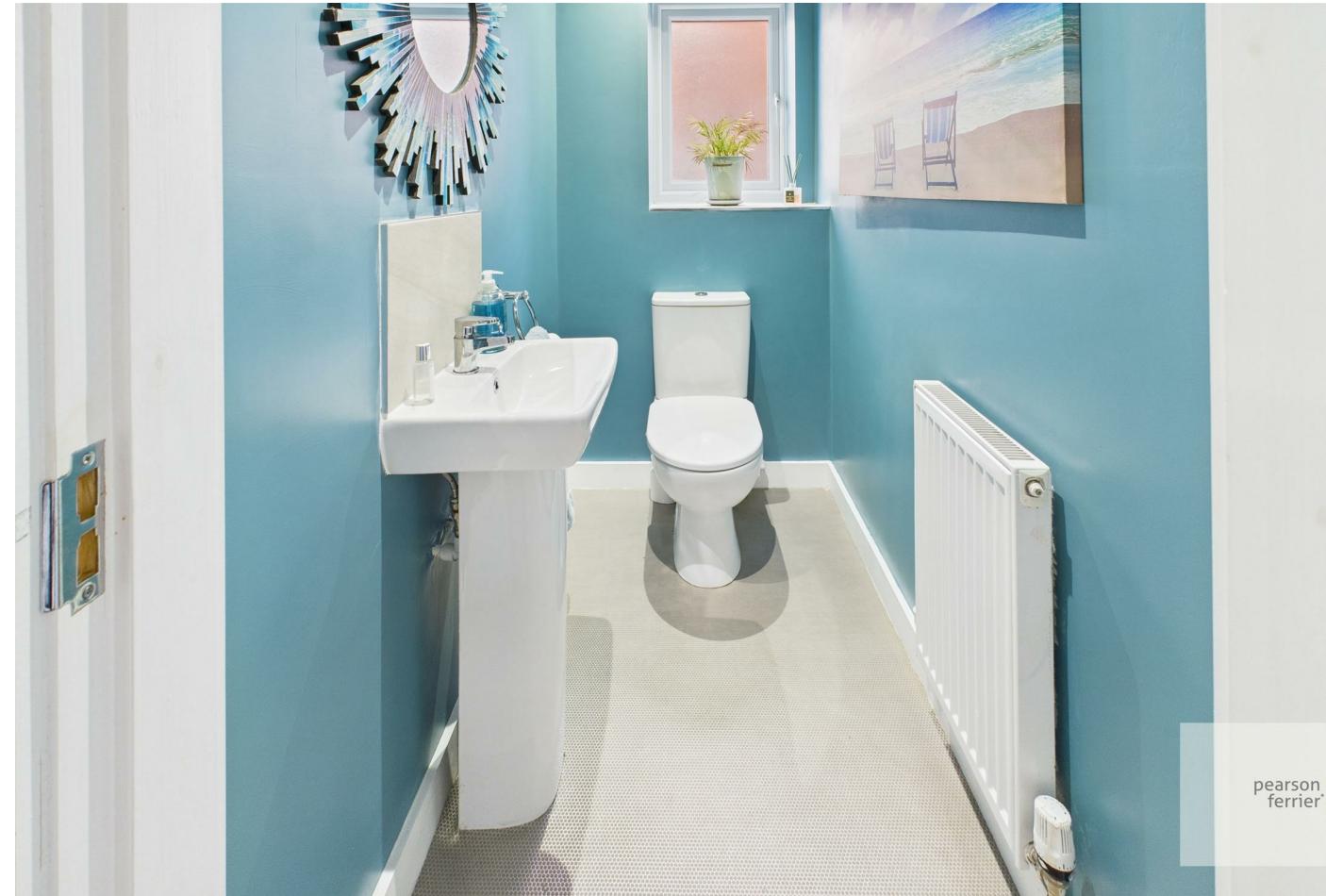
Beautifully presented internally and with an impressive energy rating, the accommodation briefly comprises: entrance hall, dining kitchen, with pantry and utility area off, guest cloakroom/w.c., lounge, first floor landing, three bedrooms (the main with ensuite shower room) and principal bathroom with three piece suite. To the outside there are very well maintained and matured gardens, the front is bounded by beech hedging. To the side there is a good sized driveway leading to the brick built garage with up and over door.

Tenure - Freehold

EPC Rating - B

Council Tax Banding - C

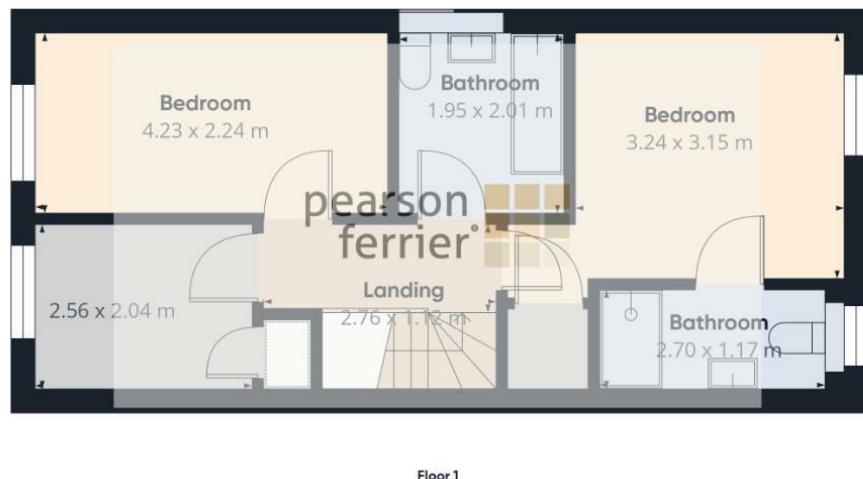






Approximate total area⁽¹⁾
79.6 m²

Floor 0



(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.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			84
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

pearson
ferrier[®]

