



**LOWES BARN SEFTON DRIVE**  
Limefield, BL9 6PL  
£400,000

# LOWES BARN SEFTON DRIVE

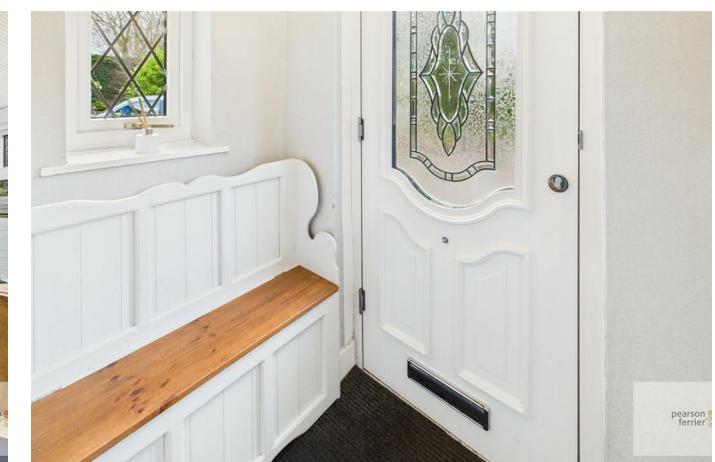
## Property at a glance

- DETACHED STONE COTTAGE
- THREE DOUBLE BEDROOMS
- LOCATED ON A PRIVATE ROAD
- STUNNING CONDITION
- VIEWING ESSENTIAL

Stunning detached three double bedroom, FREEHOLD stone cottage located off a private road in the popular area of Limefield of Bury just off Walmersley Road. The property offers excellent access and transport links to both Bury & Ramsbottom centres with local shops, schools, and amenities being on your door step, and junctions 1 & 2 M66 being only a short drive away. Neighboured by only two other similar properties, this cottage really is a one off. and really needs to be viewed to appreciate the condition and location. The property has been vastly improved by the current owners including a new roof in 2022 and new boiler fitted in 2025. In brief the property comprises of; Vestibule, entrance hall, lounge, dining/kitchen, spacious conservatory (over 29ft) utility room and guest w.c. To the first floor is a landing, three good sized double bedrooms and contemporary four piece family bathroom. The property benefits from attached garage and low maintenance garden to the rear.

Tenure - Freehold  
Council Tax Band - E  
EPC-D







**Approximate total area<sup>(1)</sup>**

147.3 m<sup>2</sup>

**Reduced headroom**

2.8 m<sup>2</sup>



(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Very energy efficient - lower running costs	Current		Potential							
	(82 plus) A	(81-80) B	(80-79) C	(78-77) D	(76-75) E	(74-73) F	(72-71) G			
Very energy efficient - lower running costs		83		83		83				
(82-81) B		B		B		B				
(80-79) C		C		C		C				
(78-77) D		D		D		D				
(76-75) E		E		E		E				
(74-73) F		F		F		F				
(72-71) G		G		G		G				
Not energy efficient - higher running costs					G1		G1			
EU Directive 2002/91/EC					G1		G1			

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current		Potential					
	(82 plus) A	(81-80) B	(80-79) C	(78-77) D	(76-75) E	(74-73) F	(72-71) G	
Very environmentally friendly - lower CO <sub>2</sub> emissions		B		B		B		
(81-80) B		C		C		C		
(78-77) D		D		D		D		
(76-75) E		E		E		E		
(74-73) F		F		F		F		
(72-71) G		G		G		G		
Not environmentally friendly - higher CO <sub>2</sub> emissions					G1			
EU Directive 2002/91/EC					G1			

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