pearson ferrier®

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 maintenace garden to the rear.

Tenure - Freehold
Council Tax Band - E
EPC-D

Floor 0

Floor 1

Approximate total area[1]

147.3 m²

Reduced headroom

2.8 m²

(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.

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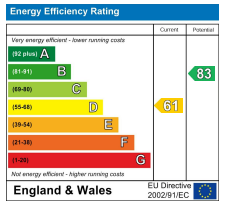

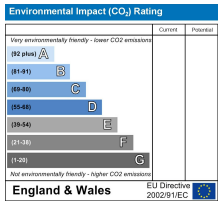

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