



46 LOWES ROAD
Bury, BL9 6PJ
Offers Over £350,000

46 LOWES ROAD

Property at a glance

- MODERN DETACHED HOME IN GREAT LOCATION
- SITUATED ON SELECT ESTATE OF 24 SIMILAR PROPERTIES
- THREE BEDROOMS (MAIN WITH ENSUITE SHOWER ROOM)
- EXTENDED AT GROUND FLOOR TO PROVIDE ADDITIONAL RECEPTION AREA
- COMBINATION GAS CENTRAL HEATING & UPVC DOUBLE GLAZED
- ENCLOSED LOW MAINTENANCE REAR GARDENS
- DRIVEWAY FOR TWO PLUS GARAGE
- BUILT C2018, FREEHOLD

A fabulous FREEHOLD detached family home located on a cul-de-sac of 24 similar properties all built c2018 to exacting standards. The property is situated on the edge of open countryside, a short walk to Lowes Park Golf Club, Chesham Primary School is round the corner, and yet is within 1 mile of Bury town centre. Our vendors have improved the accommodation in recent years with the addition of a ground floor extension providing extra reception space with bi-folding doors leading onto the rear low maintenance gardens. With combination gas fired central heating, upvc double glazing and an excellent energy rating, the accommodation briefly comprises: entrance hall with guest w.c. off, lounge, dining kitchen with second sitting area off, utility room, first floor landing, three bedrooms (the main with ensuite shower room) and combined bathroom/w.c. To the outside there are gardens to the front and an enclosed low maintenance garden with artificial lawns. There is a driveway to the rear providing off road parking for two cars leading to the single garage.

Tenure - Freehold
EPC Rating - C
Council Tax Banding - D







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus ¹ A			
81-91 B			
69-80 C			
55-68 D			
49-54 E			
41-48 F			
31-40 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 ¹ A			
81-91 B			
69-80 C			
55-68 D			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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