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ferrier®



26 CLITHEROE DRIVE
Bury, BL8 2JU
£380,000

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Property at a glance

- THREE BEDROOM DETACHED
- FULL BACK TO BRICK RESTORATION 2025
- POPULAR LOWERCROFT AREA
- EXCELLENT SCHOOL CATCHMENT AREA
- NEW KITCHEN, BATHROOM, REWIRE, HEATING SYSTEM
- CUL-DE-SAC
- NO ONWARD CHAIN

Immaculately presented three bedroom FREEHOLD detached property located in the ever popular Lowercroft area of Bury. The property has undergone a back to brick refurbishment on 2025 including fully fitted kitchen, bathroom, rewire, central heating system, replastered, decoration, flooring, landscaped rear garden and driveway. The immediate area is very highly regarded due to its proximity to Bury & Bolton town centres, but more importantly perhaps is the variety of highly regarded primary Schools (Chantlers Primary & Lowercroft Primary both Ofsted Good) and secondary schools (Elton High Ofsted Good) and local countryside all within walking distance, making this property ideal for a growing family. In brief the property comprises of: Entrance hall, lounge, kitchen/diner and conservatory. To the first floor are three god sized bedrooms and family bathroom.

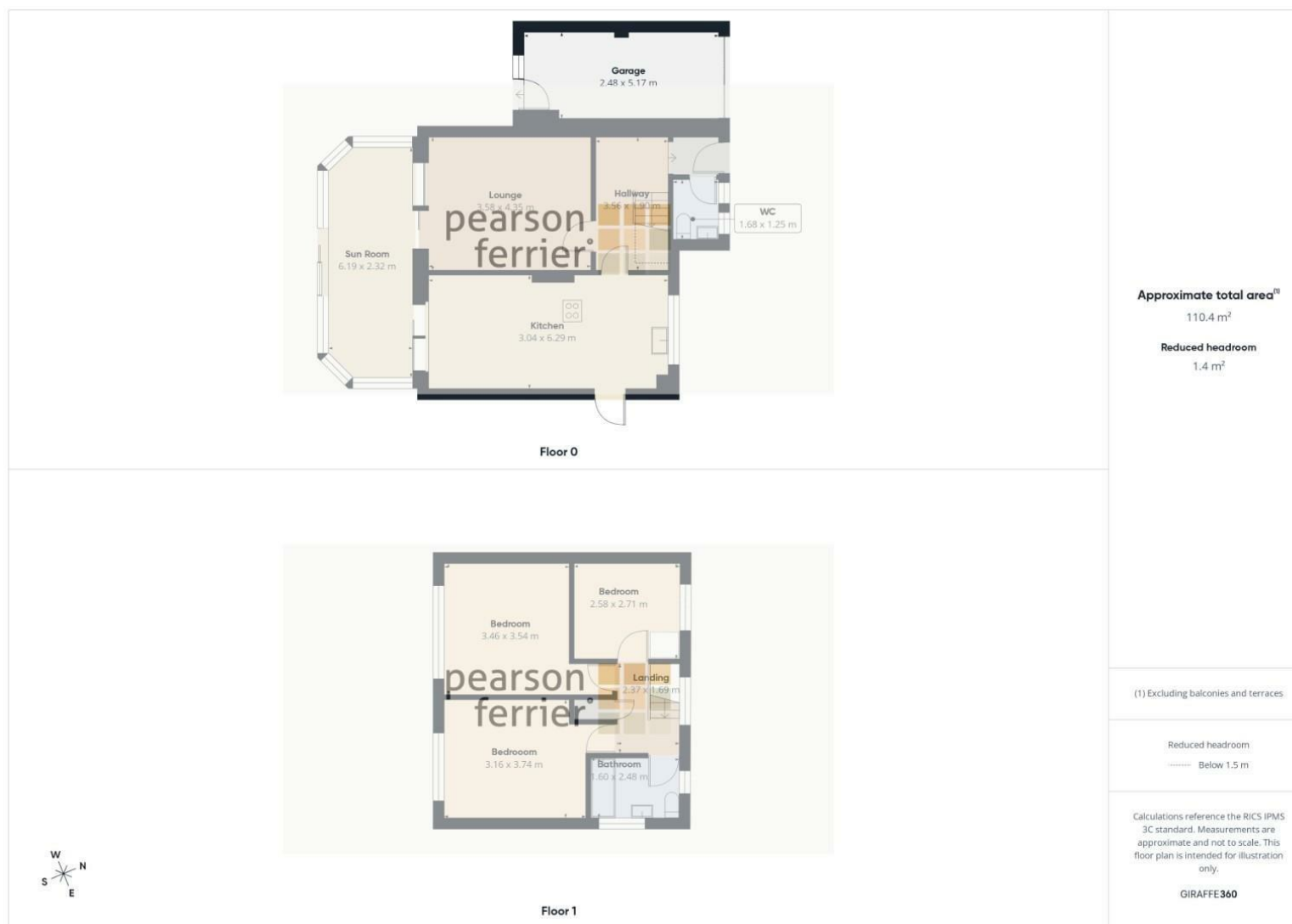
Tenure - Freehold

EPC-C

Council Tax Band - D







Approximate total area⁽¹⁾

110.4 m²

Reduced headroom

1.4 m²

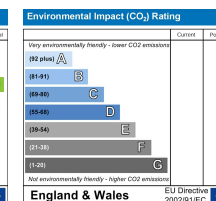
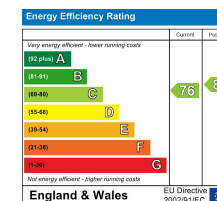
(1) Excluding balconies and terraces.

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.

GIRAFFE360



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

www.pearsonferrier.co.uk



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