

20 Clitheroe Drive, Bury

Lowercroft, Bury

£450,000

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## 20 Clitheroe Drive

Bury, Bury

Spacious four-bedroom detached home with versatile living, modern kitchen, conservatory, private garden, garage, and driveway. Sought-after Lowercroft location near schools, amenities, and transport.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Attractive four-bedroom detached home offering generous living space in a sought-after Lowercroft neighbourhood
- Bright bay-fronted lounge providing a comfortable main living space
- Additional sitting room offering flexible use as a second lounge, playroom or home office
- Stylish open-plan kitchen-diner featuring a central island, modern cabinetry and ample room for family dining
- Impressive conservatory/family room with a gas flame fire and French doors
- Four well-proportioned double bedrooms upstairs, including a spacious master with fitted wardrobes and a private en-suite
- Contemporary family bathroom
- Generous enclosed south-facing rear garden with lawn and patio areas, plus driveway parking and an attached garage
- Highly regarded Lowercroft location known for its friendly community feel, excellent schools & strong commuter links

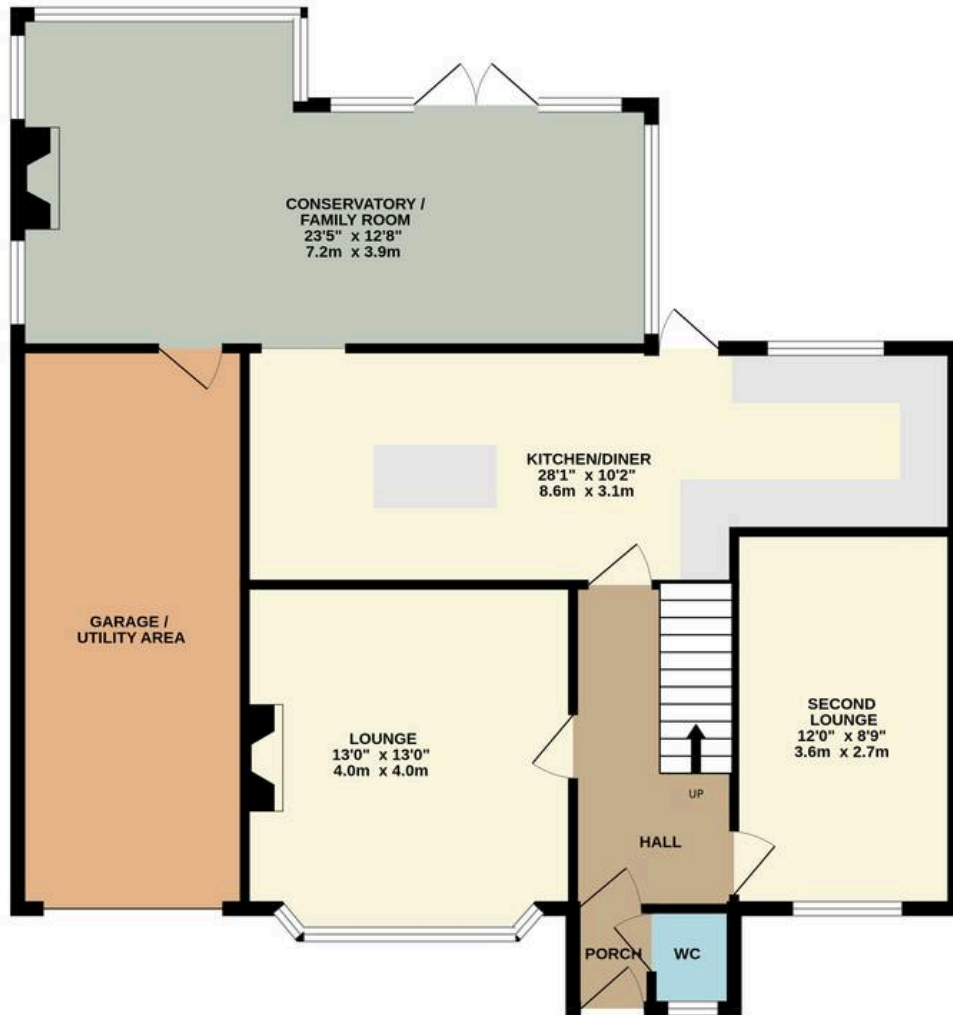




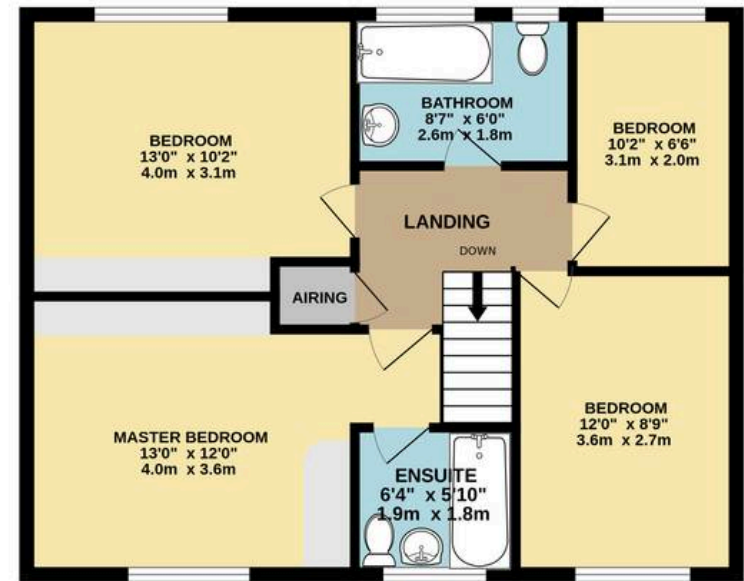




GROUND FLOOR  
1123 sq.ft. (104.3 sq.m.) approx.

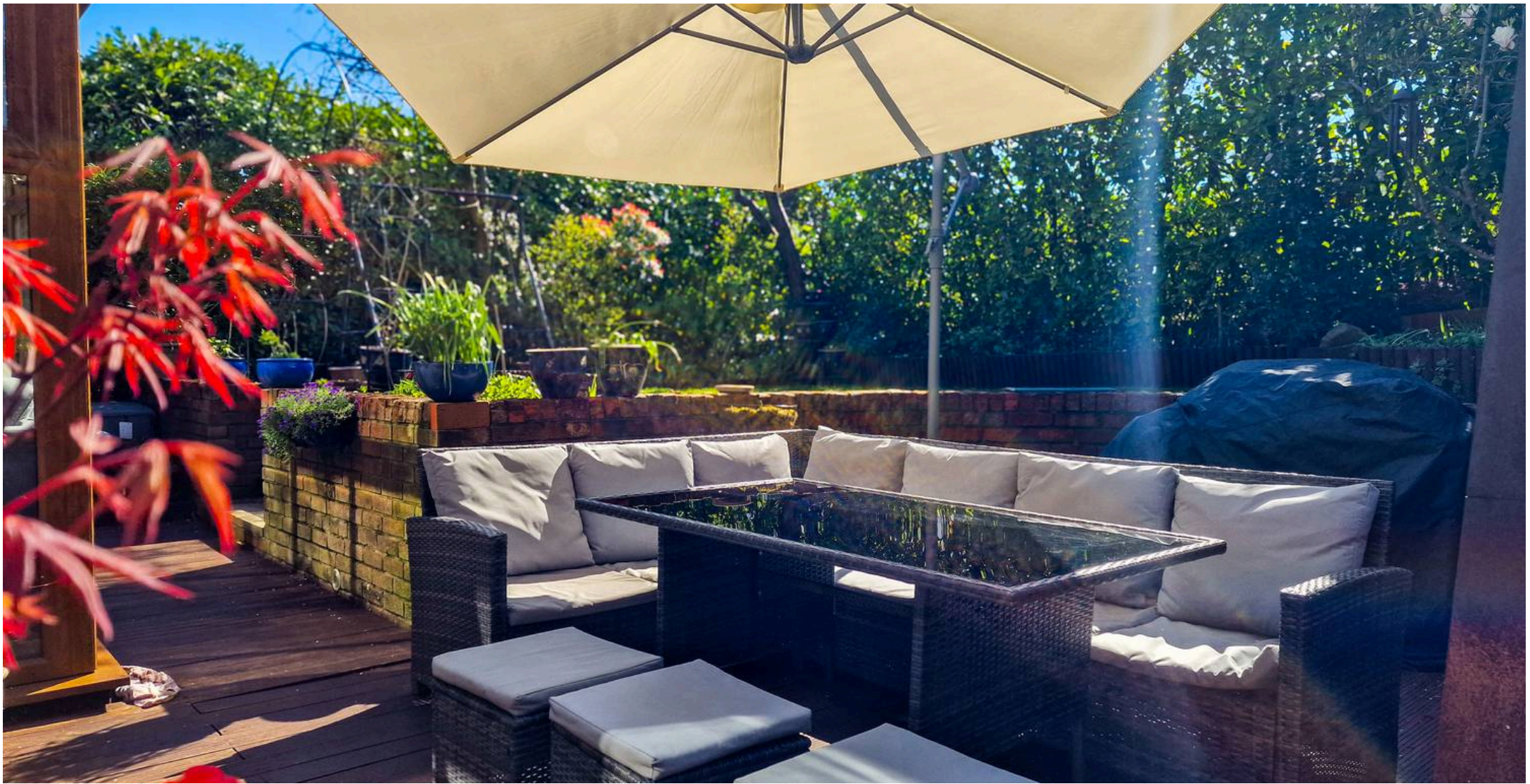


1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1743 sq.ft. (162.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## HARRISON ESTATE AGENTS

Harrison Estate Agents, 10 Bolton Street - BL9 0LQ

0161 797 8616

[info@harrison-estates.co.uk](mailto:info@harrison-estates.co.uk)

[www.harrison-estates.co.uk](http://www.harrison-estates.co.uk)