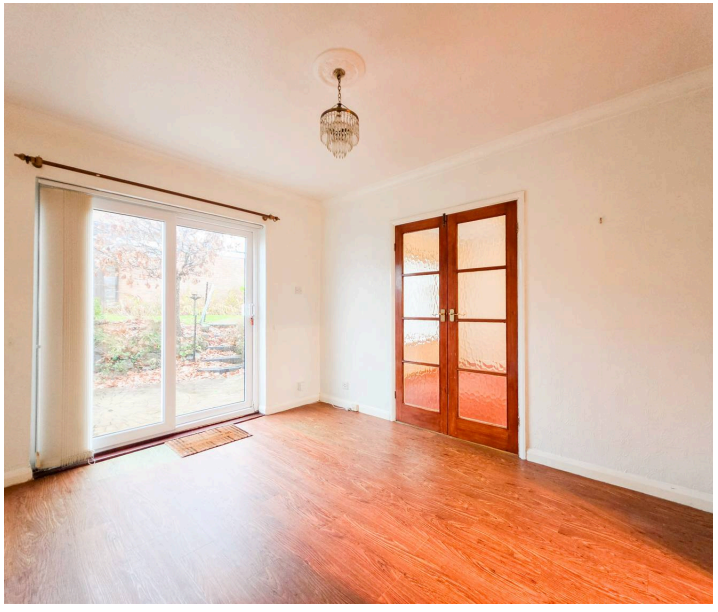


22 Clitheroe Drive

Lowercroft, Bury







22 Clitheroe Drive

Lowercroft, Bury

Chain free, extended three bedroom detached home in Lowercroft, with four reception rooms, wraparound gardens, two driveways and a garage. Scope to modernise or extend (subject to approvals).

Council Tax band: D

Tenure: Leasehold

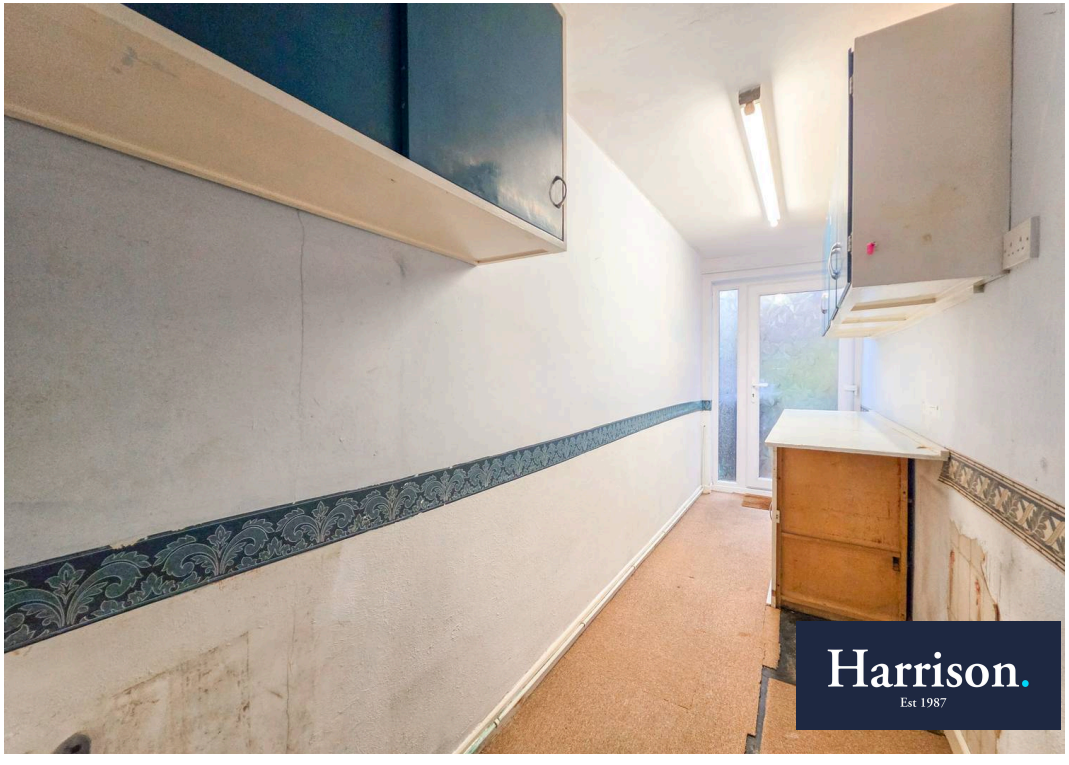
EPC Energy Efficiency Rating: D

- CHAIN FREE - Extended detached home with 4 reception areas, wrap-around gardens & generous corner plot
- Spacious living room with double doors opening into the separate dining room
- Well equipped kitchen with access to the utility extension & ground floor WC
- Impressive family room extension with additional snug offering flexible living space
- Three well proportioned bedrooms and family bathroom fitted with four piece suite
- Two separate driveways and detached
- Potential to reconfigure, extend further or develop first floor accommodation (STPP)
- Highly regarded Lowercroft location close to local shops, schools & everyday amenities
- Convenient for Bury town centre, motorway links & countryside walks
- Well placed for Lowercroft Primary, The Elton High School & Bury Grammar School commuter routes








Harrison.
Est 1987








Harrison.
Est 1987








Harrison.
Est 1987

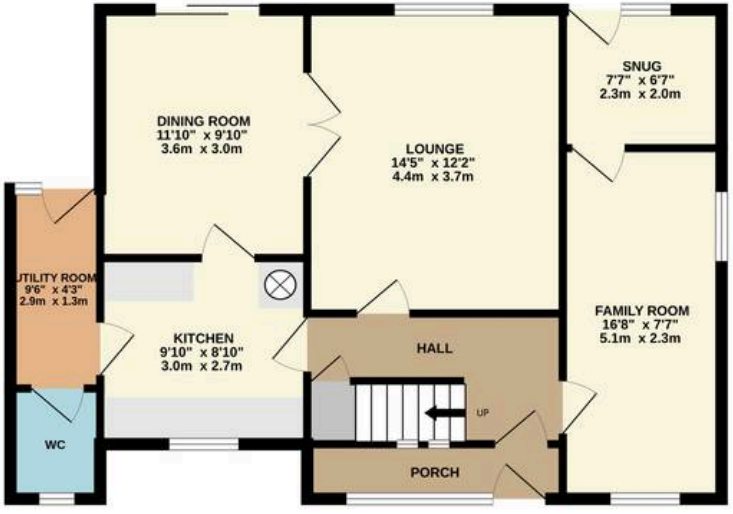







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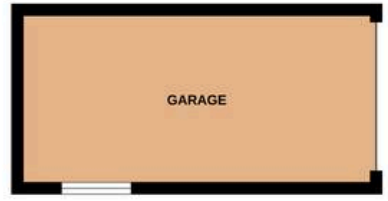
GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



GARAGE
145 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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