



pearson  
ferrier®



44 LOWES ROAD  
Bury, BL9 6PJ  
£320,000



# 44 LOWES ROAD

## Property at a glance

- STUNNING SEMI-DETACHED BUILT IN 2018
- FOUR BEDROOMS
- FREEHOLD
- NOT OVER LOOKED TO THE REAR
- UNDER FLOOR HEATING TO KITCHEN/BATHROOM & EN-SUITE
- DRIVEWAY AND GARAGE
- LANDSCAPED GARDENS

A truly stunning FREEHOLD four bedroom semi detached property built in 2018, The Brickworks development is a select development of 24 properties positioned on the fringes of Lowes Park Golf Club, open parkland and Life for a Life Memorial Forest. The property has been vastly improved by the current owners who have installed a new kitchen and added under floor heating to the kitchen, bathroom and en-suite. The location offers excellent access to Bury town centre local shops schools and amenities and briefly comprises of: Entrance hall, kitchen/diner (fitted 2020), guest w.c, utility cupboard and lounge opening onto the rear garden. To the first floor are three bedrooms and family bathroom and on the 2nd floor is the main bedroom with en-suite. The property benefits from beautiful garden to the front with driveway leading to the detached garage and rear low maintenance landscaped garden to with outside bar and is not over looked.

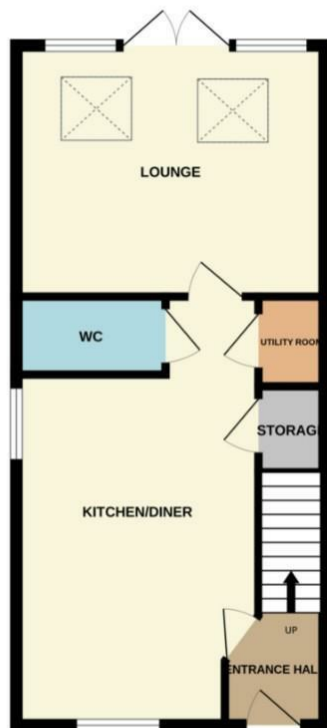
Freehold  
EPC-B  
EPC-C



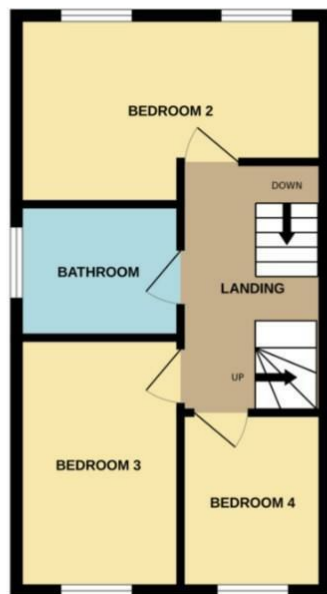




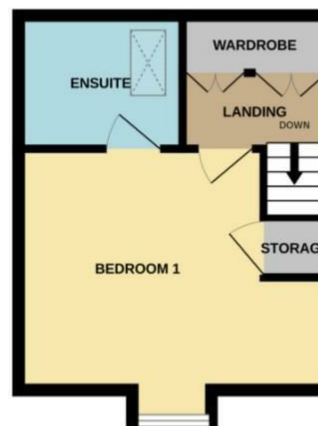
GROUND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.

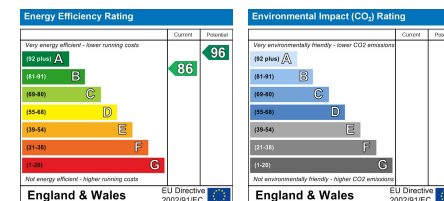


2ND FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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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