

pearson ferrier®

LOWES BARN SEFTON DRIVE

Limefield, BL9 6PL

£400,000

LOWES BARN SEFTON DRIVE



Property at a glance

- DETACHED STONE COTTAGE
- THREE DOUBLE BEDROOMS
- LOCATED ON A PRIVATE ROAD
- STUNNING CONDITION
- VIEWING ESSENTIAL
- NO ONWARD CHAIN

Stunning detached three double bedroom, FREEHOLD stone cottage located off a private road in the popular area of Limefield of Bury just off Walmersley Road. The property offers excellent access and transport links to both Bury & Ramsbottom centres with local shops, schools, and amenities being on your door step, and junctions 1 & 2 M66 being only a short drive away. Neighboured by only two other similar properties, this cottage really is a one off. and really needs to be viewed to appreciate the condition and location. The property has been vastly improved by the current owners including a new roof in 2022 and new boiler fitted in 2025. In brief the property comprises of; Vestibule, entrance hall, lounge, dining/kitchen, spacious conservatory (over 29ft) utility room and guest w.c. To the first floor is a landing, three good sized double bedrooms and contemporary four piece family bathroom. The property benefits from attached garage and low maintenance garden to the rear and is offered on the market with no onward chain.

Tenure - Freehold
Council Tax Band - E
EPC-D
















ROWERG



Floor 0



Floor 1



Approximate total area[1]

147.3 m²

Reduced headroom

2.8 m²

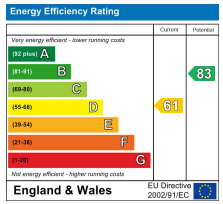
(1) Excluding balconies and terraces

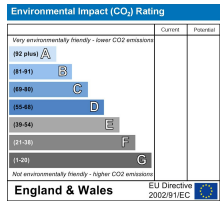
Reduced headroom

..... 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

pearson ferrier®

All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.