

Lowercroft Road

LOWERCROFT



17 Lowercroft Road

17 Lowercroft Road offers a harmonious blend of 1930s character and contemporary comfort - a traditional family home where original features have been lovingly preserved, and everyday living unfolds against a backdrop of garden greenery and rolling fields.

A generous paved driveway sets the tone, bordered by verdant shrubs and pots that introduce colour and life. Step into the terracotta-tiled porch, a sunlit space where windows wrap around, creating the perfect corner to perch while tying laces or brushing off the day. The stained-glass front door, framed by matching panels, opens into a hallway of polished oak flooring, bathed in light and rich with welcome.





Welcome Home

To the left, the formal lounge invites quiet evenings and lively gatherings alike. Grey carpet stretches out beneath, while the bay window draws in light from the front garden. A fireplace rests at the heart of the room, framed by a wide chimney breast and bordered by fitted shelving within the alcoves, creating the perfect place for treasured books, photos, or evening candlelight.



Family Time

Wander through to the rear, where the home extends with purpose and grace. A stained-glass window, echoing the detail from the front, brings continuity and charm. The current family dining area is a space for connection: a fireplace provides a soft glow for evenings in, while a square bay window looks out to a view of the peaceful garden, open fields, and shifting skies.





Culinary Delights

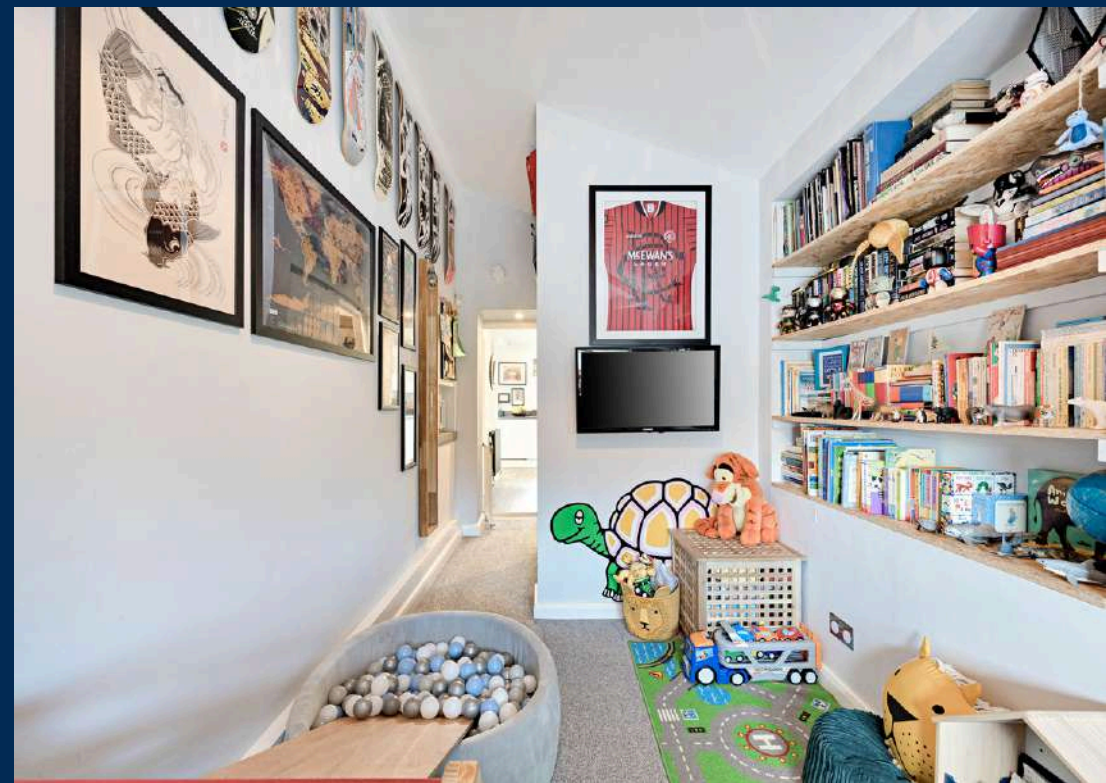
The kitchen sits just beyond a light-filled and practical space, with Amtico flooring underfoot and wraparound cabinetry offering ample storage. A Belling range cooker adds a hint of drama, complete with grill, oven, and extractor set against quartz worktops and backsplash. An integrated fridge freezer is integrated into the cabinetry, and a sink sits beneath the garden-facing window, where the seasons unfold like paintings.

The layout flows seamlessly into a cosy breakfast nook, where windows frame the view and patio doors open directly to the lawn. It's a tranquil spot for morning coffee, quiet reflection, or watching children play.



Space To Grow

Off the kitchen, the converted garage serves as an ideal playroom or flexible family space. A vaulted ceiling and glazed window add to the sense of volume and light. To the right, a full downstairs shower room, complete with sleek black towel radiator, WC, basin, and tiled walls, adds practicality and privacy for guests or busy mornings.

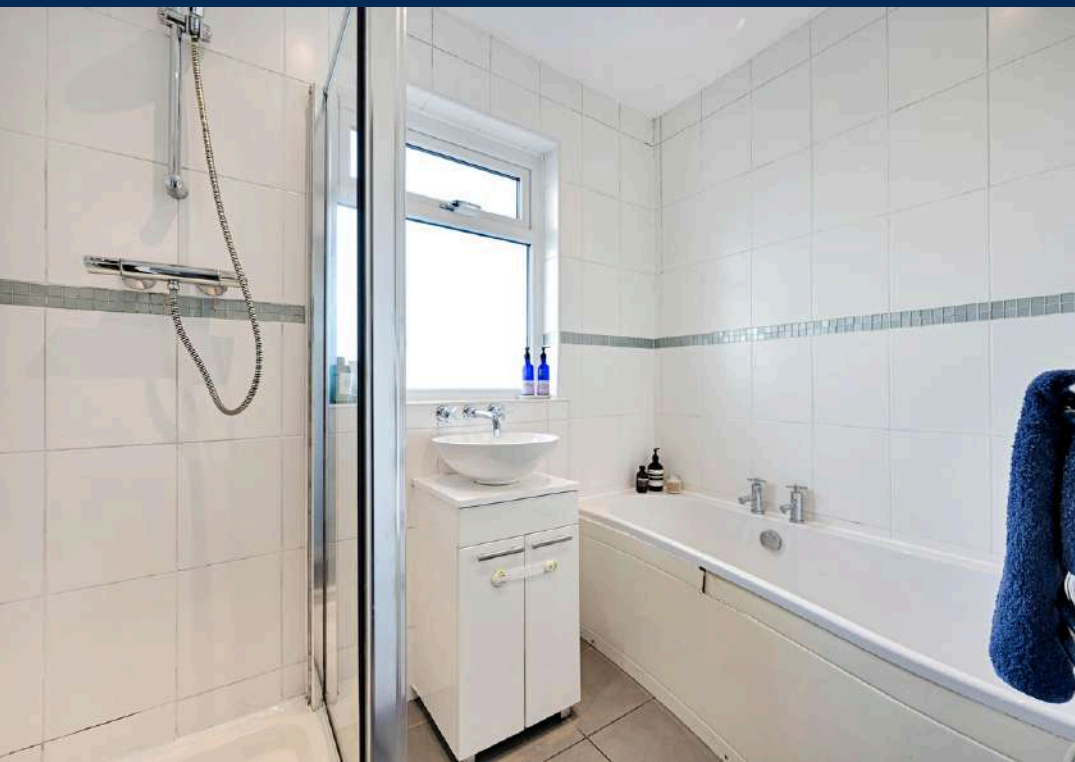




And So To Bed...

Climb the staircase, where a soft grey carpet and smart two-tone walls guide the way. A traditional balustrade, painted in crisp white, leads up past another exquisite stained-glass window, one of the home's loveliest features, catching the morning sun in a kaleidoscope of colour.

At the top of the landing, a separate WC with partially tiled walls and grey flooring offers convenience, while the adjacent bathroom provides a tranquil place to unwind. Fully tiled in white with grey tile underfoot, it features a corner shower, fitted bathtub, vanity basin with cupboard storage, and a traditional towel radiator, all gently illuminated by ceiling spotlights.



Rest & Revive

Each of the bedrooms is a haven in its own right. At the rear, the principal bedroom enjoys a peaceful view over the garden and countryside beyond. A square bay window floods the room with natural light, while a navy feature wall adds a modern touch. A decorative fireplace pays homage to the home's 1930s roots, and the darker grey carpet gives a soft sense of grounding. There's plenty of room here for a king-size bed, side tables, and further furnishings.

Next door, the second bedroom combines elegance with comfort. A green feature wall creates a restful mood, while the original fireplace, fitted wardrobes, and large bay window overlooking the front garden elevate the space.

The third bedroom is cheerful and calm, painted in pale blue with a light grey carpet. Currently styled as a single bedroom, with plenty of space for additional wardrobes and drawers, it offers flexibility for use as a nursery, home office, or guest bedroom.





Country Garden

Outside, the rear garden offers something for everyone. A paved patio just beyond the breakfast nook becomes a natural extension of the living space, perfect for evening drinks or alfresco dining. A wide lawn stretches out, bordered by vibrant shrubs, a Wendy house tucked to one side, and even a dedicated mud kitchen area for messy little imaginations. At the end, a well-positioned shed provides storage for tools and garden games.

Throughout the home, the detail matters, from the consistent use of original 1930s doors to the considered layout that flows from room to room. There is scope to further modernise, with many of the home's essential upgrades already in place, creating the perfect blend of charm and potential.

17 Lowercroft Road is more than just a house; it's a place that tells a story, ready to welcome new chapters.



Out & About

Set along the sought-after Lowercroft Road, this peaceful and picturesque pocket of Lowercroft offers the perfect setting for family life, blending open countryside views with all the convenience of suburban living.

Enjoy breakfast with a view, looking out across the fields behind your garden, then step out into a neighbourhood full of hidden gems. Whitehead Lodges and Elton Country Park are just moments away, offering tranquil spots for morning walks, weekend bike rides, or dog adventures. For a change of scenery, follow the scenic footpaths towards Ainsworth or Affetside—two local villages steeped in charm and countryside views.

When it comes to dining and socialising, you're in excellent company. The Rose and Crown and The Black Bull are both within easy reach—perfect for lazy Sunday lunches or a midweek catch-up over a pint. Craving something more refined? Rapallo delivers classic Italian flavours just a short walk away, while The Olive Mediterranean Restaurant and Bar serves up tapas-style plates in a stylish, relaxed setting.

If fitness is high on your priorities, you're spoilt for choice. Take to the water at Elton Sailing Club, unwind at Stables Country Club with its pool and spa, or tee off at Harwood or Brightmet Golf Club, both a short drive away.

Everyday essentials are well covered too. The Co-op, Post Office, chemist, butcher, launderette and hairdresser are all within easy reach. Head down to nearby Bank Street for handy services and local favourites, or take a short drive into Bury town centre, where a vibrant mix of shops, boutiques and restaurants awaits.

For families, the area offers respected schooling options. Lowercroft Primary School is just a short walk away, while Christ Church Walshaw, Tottington Primary, Elton High, Tottington High School, and the esteemed Bury Grammar School offer top-tier education within a short commute.

Whether you're growing your family, downsizing with style, or looking for that perfect balance between country air and urban ease, Lowercroft delivers lifestyle as beautifully as it does location.



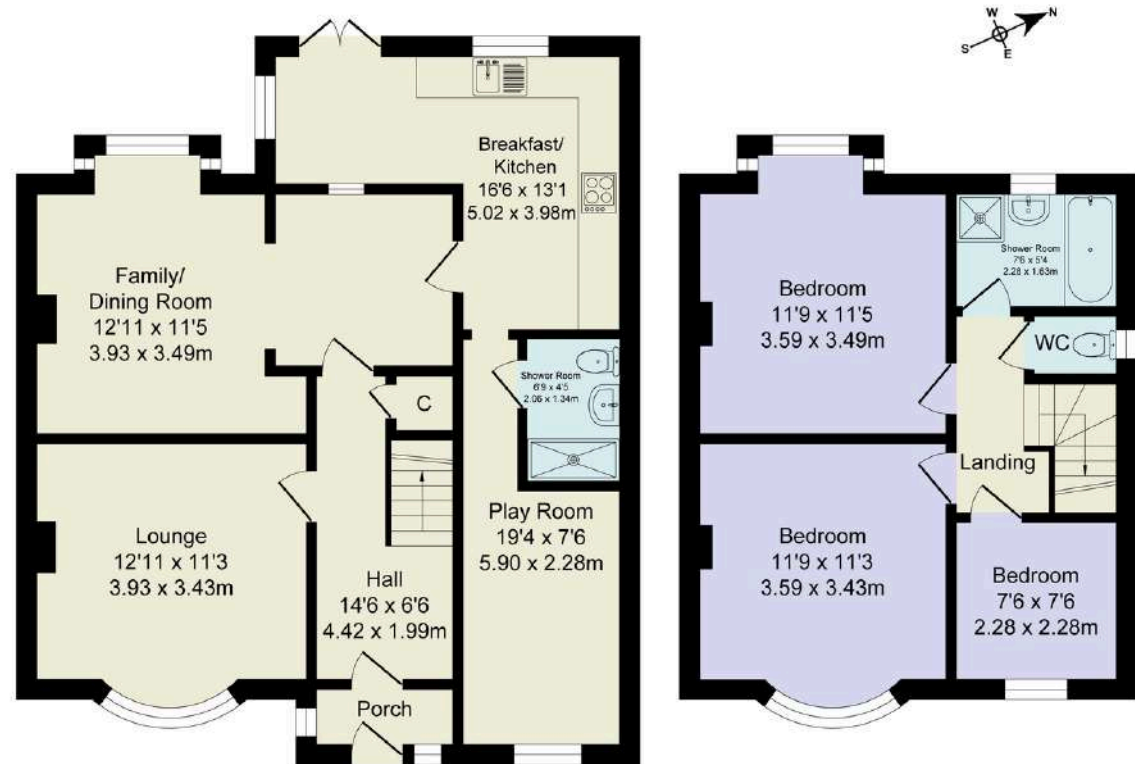
The Finer Details

- Beautiful Three Bedroom 1930s Semi-Detached Home
- Stylishly Presented - Move-in Condition
- Three Generous Reception Rooms
- Downstairs Home Office Area and Downstairs Shower Room
- Bursting with Character and Original Features
- Driveway for Two Cars
- Large Lawned Garden & Patio to Rear
- Peaceful Yet Well-Connected Location
- Leasehold 909 Years Remaining
- Ground Rent £5 per Annum
- Bury Council Tax Band D

Lowercroft Road, Lowercroft Total Approx. Floor Area 1293 Sq.ft. (120.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx. Floor Area 816 Sq.Ft (75.8 Sq.M.)

First Floor
Approx. Floor Area 477 Sq.Ft (44.3 Sq.M.)

WAINWRIGHTS
ESTATE AGENTS

To view Lowercroft Road,
Call 01204 773556 or email sales@wainwrightshomes.com