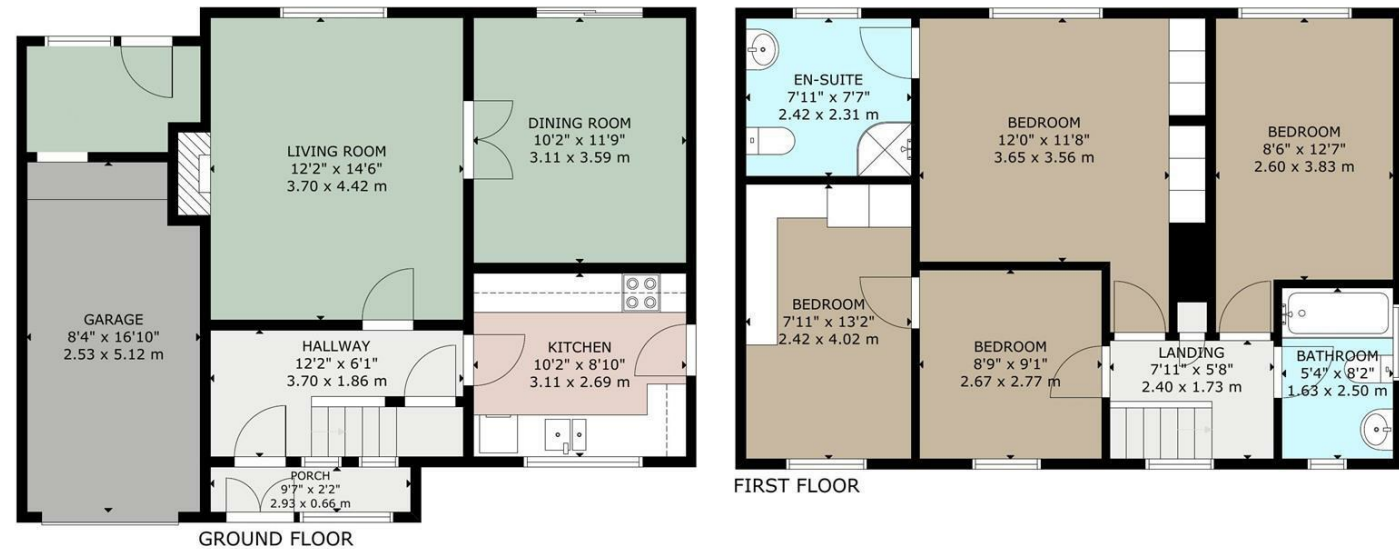




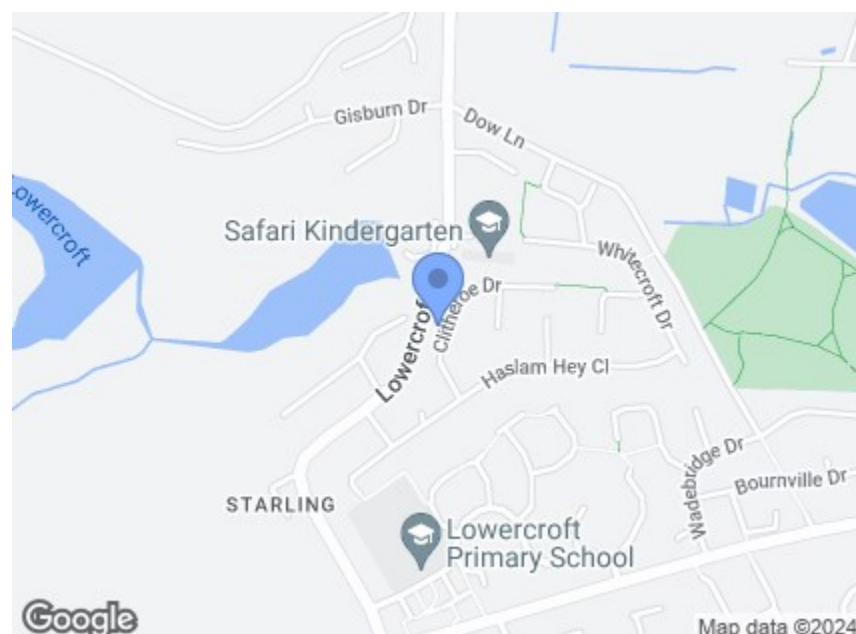
Charles Louis Homes Ltd
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GROSS INTERNAL AREA
TOTAL: 109 m²/1,171 sq ft
GROUND FLOOR: 48 m²/513 sq ft, FIRST FLOOR: 61 m²/658 sq ft
EXCLUDED AREA: GARAGE: 16 m²/175 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

From our central Ramsbottom office turn right onto Carr St and then right onto Bolton St/A676. Next turn left onto Holcombe Rd/B6215 and continue to follow Holcombe Rd, continue onto Chapel St and then continue onto Market St. At the roundabout, take the 2nd exit onto Booth St and at the next roundabout, take the 1st exit and stay on Booth St. At the roundabout, take the 3rd exit and stay on Booth St, and at the roundabout, take the 2nd exit onto Church St. Church St turns slightly right and becomes Bank St. Bank St turns left and becomes High St.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

27 Clitheroe Drive
Lowercroft, Bury, BL8 2JU

Price £380,000



- Well presented four bedroom detached
- Fantastic family home situated in a well sought after location
- Two reception rooms & kitchen
- Well presented gardens to front & rear

- Set in quiet cul-de-sac location
- Fitted bathroom, and en-suite
- Ample driveway parking & garage
- A Must See!!!! Viewing essential to appreciate the charm of property

27 Clitheroe Drive

Lowercroft, Bury, BL8 2JU

A MUST SEE!!!**SET IN A QUIET CUL-DE-SAC**WELL PRESENTED FOUR BEDROOM DETACHED**SITUATED IN A WELL SOUGHT AFTER LOCATIONCharles Louis Homes are pleased to bring to the market this well presented four bedroomed detached property. The property is situated in a well sought-after area and is set in a quiet cul-de-sac in the popular location of Lowercroft, benefiting from countryside walks and parks and also provides excellent local schools.

The property in brief comprises of entrance hallway, dining room, kitchen, living room overlooking the garden. There is a staircase in the hallway leading up to the first floor where you will find bedroom one with en-suite, a further three bedrooms and family bathroom. The property benefits from gas central heating and double glazing throughout. The property also offers a garage and spacious driveway parking. The gardens are well maintained and have countryside views. Viewing is a must and is essential to appreciate the charm, location and size of this property.

Porch

97 x 22 (2.92m x 0.66m)
uPVC entrance door opening into the hallway via an additional glass panelled internal door.

Hallway

122 x 6'1 (3.71m x 1.85m)
Access to the lounge and kitchen, and stairs ascending to the first floor.

Living Room

122 x 14'6 (3.71m x 4.42m)
With a rear facing uPVC double glazed window, coving, central ceiling light, radiator and power points. Double glass doors leading to the dining room



Alternative view



Dining Room

102 x 11'9 (3.10m x 3.58m)
With a rear facing uPVC double glazed patio door, coving, central ceiling light, serving hatch doors to the kitchen, radiator and power points.



Kitchen

10'2 x 8'10 (3.10m x 2.69m)
Tiled flooring, fitted with a range of wall and base units with a contrasting work top, 1 1/2 sink and drainer with a mixer tap, integrated oven with induction hob and extractor fan, integrated dishwasher, space for a fridge freezer and washing machine, coving, a central ceiling light and uPVC door to the rear garden.



First Floor Landing

7'11 x 5'8 (2.41m x 1.73m)
With a side facing uPVC double glazed window and loft access.

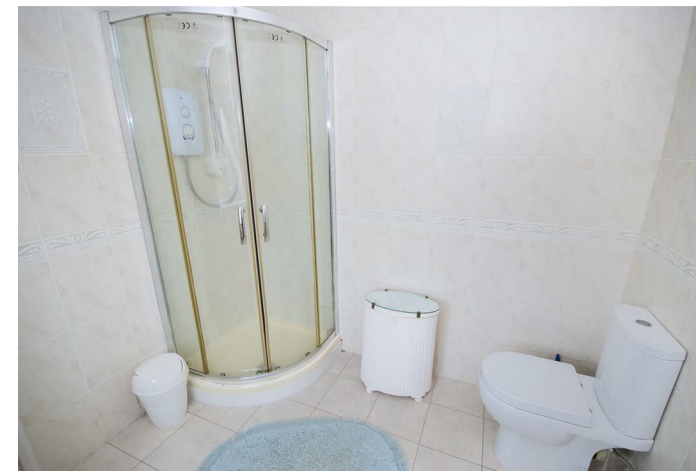
Master Bedroom

12 x 11'8 (3.66m x 3.56m)
Rear facing uPVC double glazed windows, fitted wardrobes, radiator, power points, a central ceiling light and access to the master en-suite



Master En-suite

7'11 x 7'7 (2.41m x 2.31m)
Fully tiled, radiator, three piece bathroom suite comprising of a thermostatic shower within a glass cubicle, low flush WC and a hand wash basin with vanity.



Bedroom Two

8'6 x 12'7 (2.59m x 3.84m)
Rear facing uPVC double glazed window, fitted wardrobes, radiator, power points and central ceiling light



Bedroom Three

7'11 x 13'2 (2.41m x 4.01m)
Front facing uPVC double glazed window, coving, radiator, power points and central ceiling light



Bedroom Four

8'9 x 9'1 (2.67m x 2.77m)
Front facing uPVC double glazed window, coving, radiator, power points and central ceiling light

Family Bathroom

5'4 x 8'2 (1.63m x 2.49m)
Fully tiled, radiator, three piece bathroom suite comprising of a p-shaped panel enclosed bath and screen, low flush WC and a hand wash basin with pedestal.



Garage

8'4 x 16'10 (2.54m x 5.13m)
Up and over garage door,

Rear Garden

An enclosed private garden with lawn and a patio area



Front Garden and Driveway

Driveway for 2 vehicles, footpath to the front door and lawned area