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CHARLES LOUIS

HOMES LIMITED



Directions

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

7 Ferndene Road
Prestwich, Manchester, M25 2RB
Price guide £260,000



- Three Bedroom Semi-Detached Property
- Sold With No Chain
- GCH & Double Glazing Throughout
- Well Sought After Area, Close To Local Amenities, Transport Links & Schools

- Good Condition, In Need of Some Moderisation
- Spacious Open Plan Living Accommodation
- Garage With Driveway Parking & Garden to Rear
- A Must See!! To Appreciate Size & Location

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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SOLD WITH NO CHAINTHREE BEDROOM SEMI DETACHED**WELL SOUGHT AFTER LOCATION*** Charles Louis Homes are please to bring to the market this three bedroom semi detached property situated in a well sought after location, offering good schools, close to local amenities and transport links, plenty of surrounding countryside and local parks such as Heaton park which is just on your doorstep. The property is sold with no chain and in brief comprises of entrance hallway, open plan living room and dining area, kitchen leading into rear garden. The first floor benefits from three bedrooms, bathroom and separate wc. The property is fully double glazed and has gas central heating throughout, Garage, driveway parking and good size garden to rear. Viewing is essential to appreciate size and location.

Hallway

Door to front elevation, laminate wood flooring, gas central heating radiator, storage cupboard, stairs leading to first floor.

Living Room

15'8 x 11'8 (4.78m x 3.56m)
Leaded uPVC bay window to the front elevation, gas fire with tiled and wooden surrounding, centre ceiling light, gas central heating radiators x 2. open plan living into dining room.



Dining Room

15'7 x 11'8 (4.75m x 3.56m)
uPVC double French doors to the rear over looking into the garden, centre ceiling light, gas central heating radiator, access to the hallway.



Kitchen

12'9 x 7'2 (3.89m x 2.18m)
uPVC window to the rear overlooking the garden, a range of wall and base units, inset sink with mixer tap, laminate worktop, with fitted cooker, space for fridge freezer, space for washing machine, tiled walls, centre ceiling light, laminated flooring, access to rear garden.



Bedroom One

10'9 x 13'9 (3.28m x 4.19m)
Leaded uPVC window to the front elevation, gas central heating radiator, centre ceiling lights, fitted wardrobes.



Bedroom Two

10'4 x 10'8 (3.15m x 3.25m)
uPVC window to the rear elevation, gas central heating radiators, centre ceiling light.



Bedroom Three

8'4 x 6'6 (2.54m x 1.98m)
Leaded uPVC window to the front elevation, gas central heating radiator, centre ceiling light.



Bathroom

5'9 x 6'6 (1.75m x 1.98m)
Frosted uPVC window to rear elevation, comprising of low level wc, wash hand basin, vanity unit, fully tiled walls, tiled floor, chrome heated towel rail, centre ceiling light.



Separate WC

Comprising of low level wc, tiled floor, part tiled walls

Rear Garden

Flagged garden to rear enclosed with wooden fencing, mature shrubs and bushes



Alternative View



External

Pattern coloured concrete driveway with access to front door and garage, set behind shrubs.