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**Directions**

From Charles Louis Head Office in Ramsbottom, turn right onto Bolton Street, take the left onto Longsight road and then left onto Newcombe Road, then turn right onto Gainsborough Road. Finally, turn right onto Fernview Drive where you will find the property on your left.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
64	80	D	A

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G (1-20).

**69 Fernview Drive**  
Holcombe Brook, Bury, BL0 9XG  
**Guide price £340,000**



- Well Presented Extended Four Bedroom Semi Detached
- Set In A Cul De Sac Location With Garage & Driveway Parking
- Family Bathroom, Shower Room & Downstairs WC
- Modern Fitted Kitchen/Dining Room & Separate Utility Room
- Stunning Views Overlooking Holcombe Hill & Peel Tower
- Fantastic Family Home Situated in a Well Sought After Location
- Gardens to Front And Rear With South Facing Garden
- A Must See!!! Viewing Recommended 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.

# 69 Fernview Drive

## Holcombe Brook, Bury, BL0 9XG

**\*\*WELL PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE\*\*VIEWS OVERLOOKING PEEL TOWER\*\*SET IN A CUL-DE-SAC LOCATION IN A WELL SOUGHT AFTER AREA\*\*A MUST SEE!!** Charles Louis Homes are pleased to bring to the market this well presented four bedroomed semi detached property, set in a cul-de-sac, in a well sought after location, with views overlooking peel tower. The property is in the catchment area for primary and secondary schools, including Woodhey and Holcombe Brook / Greenmount primary schools. The property in brief benefits from porch leading into entrance hallway giving access to the living room, kitchen/diner with utility room and downstairs wc and conservatory to rear, overlooking the south facing garden. To the first floor there are four well proportioned bedrooms, a family bathroom and separate shower room. The property benefits from well proportioned gardens to front and rear, garage, driveway parking and have permitted development for the rear garage. A Must See!! Viewing is essential to appreciate size and location of property, offering local bars, restaurants, local amenities, parks and good schools.

### Porch

uPVC door to front elevation, leading into hallway.

### Hallway

Access to living room and Kitchen/diner, stairs to the first floor

### Living Room

16'9 x 11'6 (5.11m x 3.51m)  
uPVC extended window to front elevation with views overlooking peel tower, limestone feature fireplace with coal effect fire with marble surround, TV point, power points, gas central heating radiator, spot lighting.



### Kitchen/Dining Room

17'9 x 9'6 (5.41m x 2.90m)  
uPVC window to rear elevation with views overlooking garden, fitted with a range of wall and base units, inset sink with mixer tap, laminate work tops with matching splash back, space for oven with extractor hood above, space for fridge/freezer and integrated dishwasher, tiled flooring, power points, two ceiling lights, gas central heating radiator, space for dining area, sliding doors leading to conservatory, access to utility room and downstairs wc.



### Alternative View



### Conservatory

11'10 x 9'10 (3.61m x 3.00m)  
Brick built uPVC conservatory overlooking the rear garden, solid beech flooring, French doors opening out to the garden.



### Utility Room

10'10 x 5'11 (3.30m x 1.80m)  
Range of wall and base units with laminate work tops, inset sink and drainer unit with mixer tap, plumbing for washing machine and dryer. access to rear garden, separate door to garage and downstairs wc.

### Downstairs WC

3'3 x 3'3 (0.99m x 0.99m)  
Fitted with a two piece suite, comprising of low level wc, wash hand basin with vanity unit below, gas central heating radiator, centre ceiling light, part tiled.

### Landing

Access to Bedroom one, two, three and four, family bathroom and shower room.

### Bedroom One

11'6 x 10'6 (3.51m x 3.20m)  
uPVC window to front elevation with views overlooking peel tower, fitted wardrobes, gas central heating radiator, centre ceiling light and power points.



### Bedroom Two

9'6 x 8'2 (2.90m x 2.49m)  
uPVC window to rear elevation with views over garden, built in wardrobes and desk, gas central heating radiator, centre ceiling light, power points.



### Shower Room

6'11 x 4'11 (2.11m x 1.50m)  
uPVC opaque window to rear elevation, three piece suite, comprising of low level WC, wash hand basin with vanity unit, walk in shower with aqua panels to walls, part tiled, gas central heating radiator, spot lights



### Bedroom Three

10'6 x 7'3 (3.20m x 2.21m)  
uPVC window to front elevation with views overlooking peel tower, fitted wardrobes, gas central heating radiator, centre ceiling light, power points.



### Bedroom Four

12'10 x 6'3 (3.91m x 1.91m)  
uPVC window to rear elevation with views overlooking garden, fitted wardrobes, gas central heating radiator, centre ceiling light, power points.



### Bathroom

7'7 x 6'7 (2.31m x 2.01m)  
uPVC opaque window to front elevation, fitted with a three piece suite comprising of low level wc, wash hand basin with storage below, an enclosed panel bath with shower above, gas central heating radiator, spot lights.

### Rear Garden

Enclosed good size private south facing garden with wood panel fencing, mainly laid to lawn with plant and shrub borders, flagged patio seating area, pergola, permitted development approval to convert old garage into garden room, home office or play room.

