

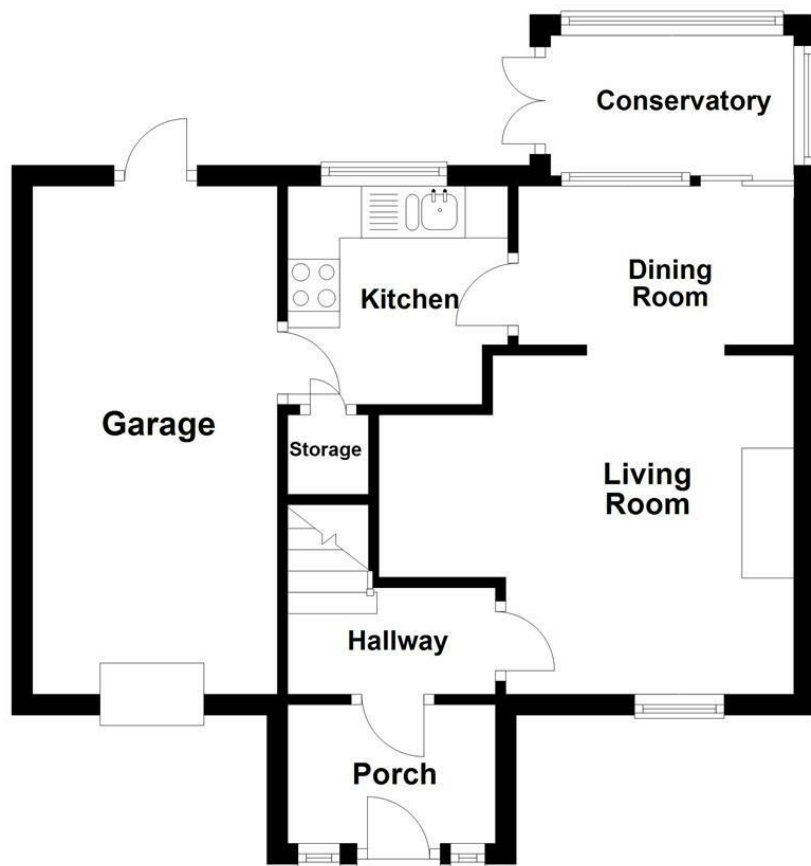


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

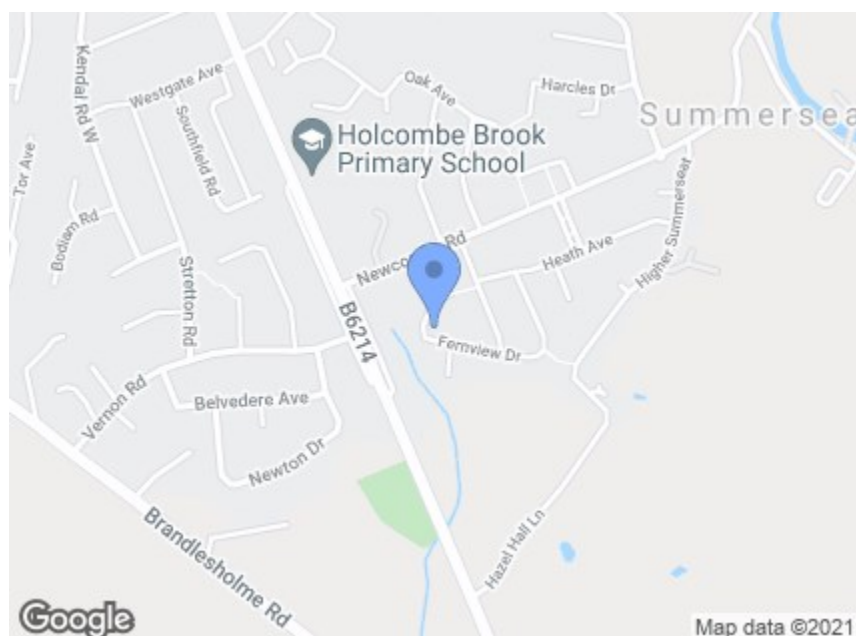
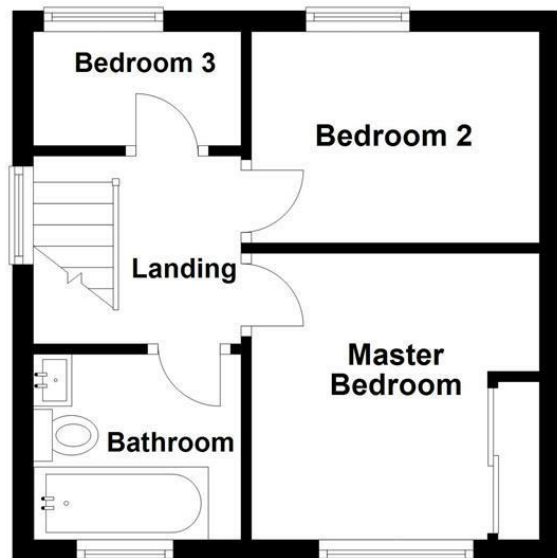
**CHARLES LOUIS**  
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**Ground Floor**



**First Floor**



**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 right.

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

**40 Fernview Drive**  
Holcombe Brook, Bury, BL0 9XG  
**Offers over £260,000**



- Well Presented, Three Bedroom Semi Detached
- Open Plan Living With Conservatory Overlooking Garden
- Stunning Views Overlooking Peel Tower
- Garage with Ample Driveway Parking
- Set In A Cul De Sac Location
- Close Distance To Local Amenities & Ramsbottom Town Centre
- Good Sized Garden & Decked Seating Area
- A Must See!!! To Appreciate Size & Desirable 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



# 40 Fernview Drive

## Holcombe Brook, Bury, BL0 9XG

**\*\*A MUST SEE!!\*\*WELL PRESENTED THREE BEDROOM SEMI DETACHED, SET IN A CUL-DE-SAC LOCATION\*\*IN A WELL SOUGHT AFTER AREA, WITH VIEWS OVERLOOKING PEEL TOWER\*\* Charles Louis Homes are pleased to bring to the market this well presented three bedroomed semi detached property, set in a cul-de-sac, in a well sought after location, with views overlooking peel tower. The property in brief benefits from porch leading into entrance hallway giving access to the living room, which is open plan into the dining area, then through to the kitchen, conservatory with French doors leading to the rear garden. To the first floor there are three bedrooms and a family bathroom. The property benefits from well proportioned garden to rear, garage with power and lighting, ample driveway parking. A Must See!!! Viewing is essential to appreciate size and location of property.**

### Porch

Front facing entrance door leading into porch, through to the hall.

### Entrance Hall

Access to living room and stairs ascending to first floor landing.

### Living Room

14'66 x 12'62 (4.27m x 3.66m)

With a front facing uPVC double glazed window, wood surround with marble hearth and gas fire, gas central heating radiator, TV point, power points and centre ceiling light, open plan to dining area.



### Dining Room

9'12x 7'93 (2.74mx 2.13m)

Open plan from the living room, tiled flooring, gas central heating radiator, power points, centre ceiling light, doors leading to conservatory and access to kitchen.



### Conservatory

11'29 x 9'61 (3.35m x 2.74m)

uPVC double glazed windows surrounding all sides of conservatory looking over garden and access through french doors, doors into open plan living accommodation.



### Kitchen

8'99 x 8'49 (2.44m x 2.44m)

With a rear facing uPVC double glazed window overlooking the garden, fitted with a range of wall and base units with lighting and contrasting work tops, 1.5 inset sink with drainer unit, built in 4 ring gas hob with extractor hood above, integrated oven, plumbing for dishwasher, space for fridge/freezer, tiled flooring, centre ceiling light, power points, side door leading into the garage.



### Landing

With a side facing uPVC window, bedroom one, two, three and bathroom, power points, access to the loft which is boarded, lighting and houses combi boiler.

### Master Bedroom

10'85 x 10'79 (3.05m x 3.05m)

With a front facing uPVC double glazed window, fitted wardrobes, gas central heating radiator, TV point, power points and centre ceiling light



### Bedroom Two

10'77 x 9'96 (3.05m x 2.74m)

With a rear facing uPVC double glazed window, gas central heating radiator, TV point, power points and centre ceiling light.



### Bedroom Three

8'88 x 6'99 (2.44m x 1.83m)

With a rear facing uPVC double glazed window, gas central heating radiator, TV point, power points and centre ceiling light,



### Bathroom

7'04 x 6'79 (2.24m x 1.83m)

Fully tiled with a front facing opaque uPVC double glazed window, fitted with a three piece bathroom suite, comprising of low level WC, wash hand basin with vanity unit below, panel enclosed bath with shower above, tiled flooring, tiled walls, chrome heated towel rail, extractor fan, spot lights,

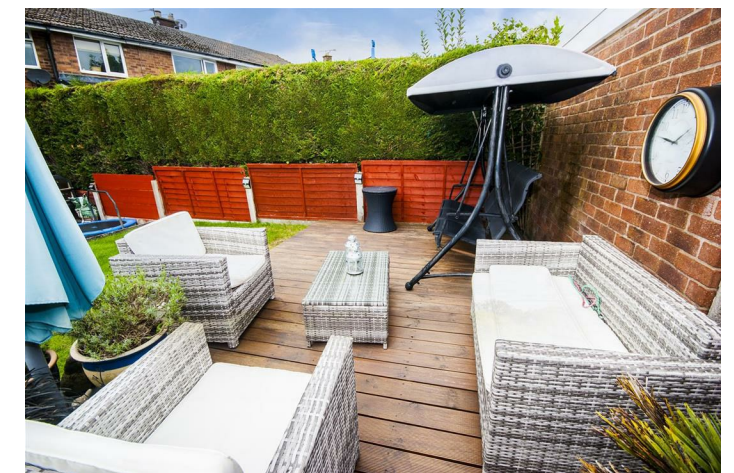


### Rear Garden

Private enclosed garden with wooden fencing, flagged area with mainly laid to lawn, plants and shrubs with decking area to the rear of the garden.



### Alternative View



### Garage

Double wooden doors to front elevation, power points and lighting, plumbing for washing machine, space for dryer, rear door leading to garden.

### External

Mature shrubs, impression concrete driveway with ample parking.