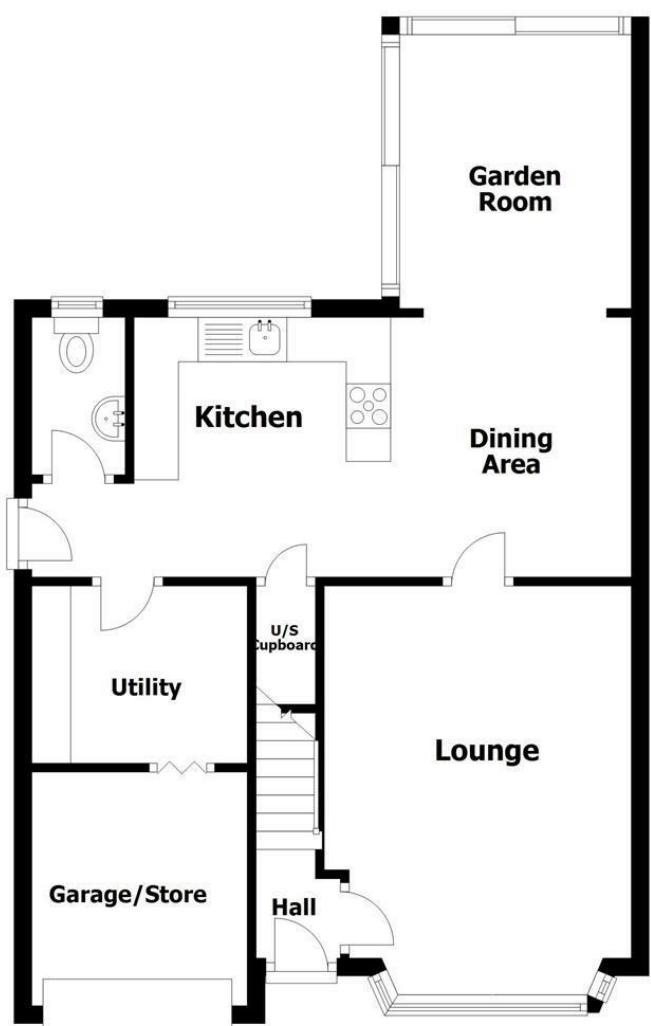
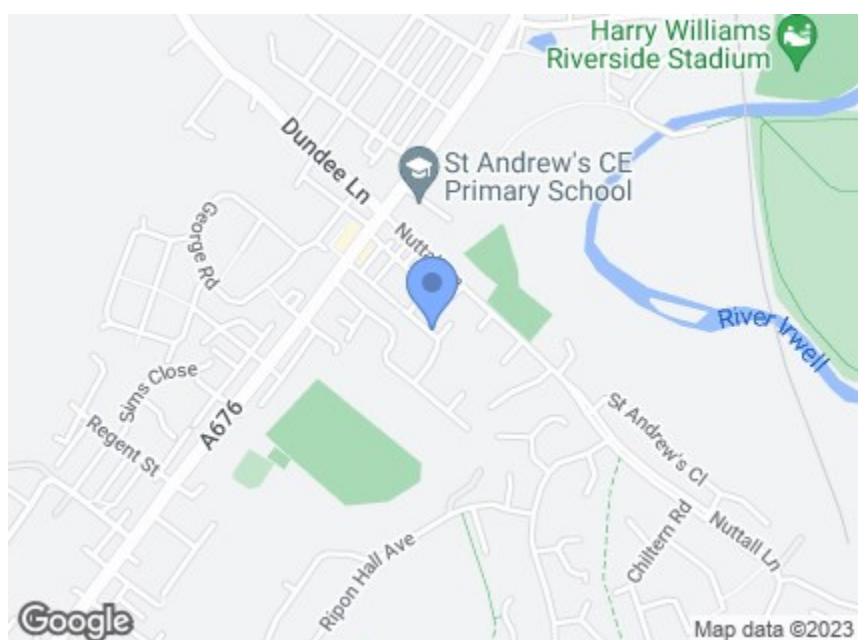
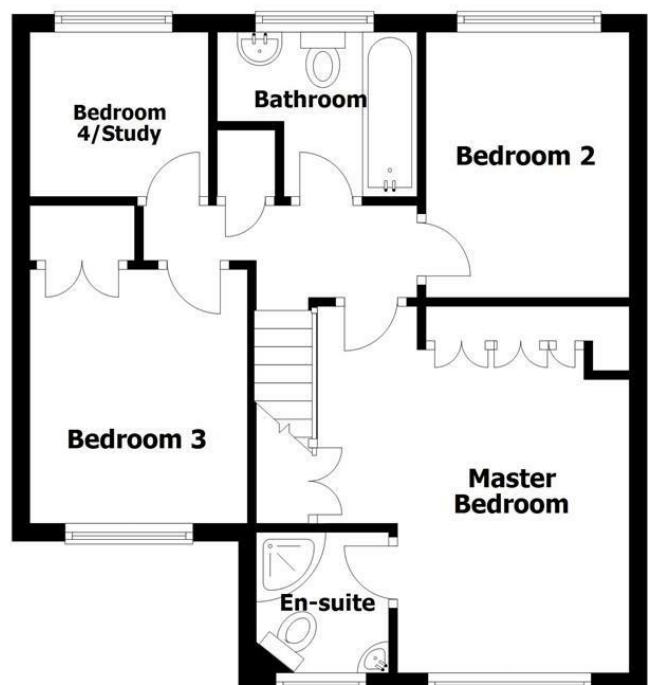


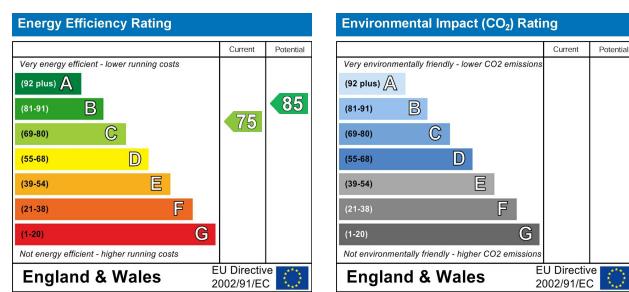
Ground Floor



First Floor



Directions



CHARLES LOUIS
HOMES LIMITED



3 Silvermere Close
Ramsbottom, Bury, BL0 9WH

£1,595 Per month



- Available To Occupy Now, 6 Months Only
- Situated in a Highly Sought After Residential Area
- Lounge, Open Plan Kitchen Diner & Garden Room
- Two Further Double Bedrooms & a Study
- Attractive & Easy To Maintain Garden to Rear
- Stylish & Modern Stone Built Detached Family Home
- Close to the Centre of Ramsbottom & All Amenities
- Master Bedroom with Fitted Wardrobes & En Suite
- Family Bathroom, Utility & Ground Floor WC
- Driveway Parking & Storage Garage to Front

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.

3 Silvermere Close

Ramsbottom, Bury, BL0 9WH

Charles Louis are delighted to offer to let this elegant and stylish detached property situated in one of the most desirable locations in the area. Available for a 6 month let and offered unfurnished with integrated appliances, and available to occupy immediately, this modern family home would be ideal for a family transitioning between a sale and a purchase and needing a solution in the short term. The property benefits from having generous living accommodation to the ground floor comprising in brief entrance hall, lounge, open plan kitchen, dining area and garden room, plus utility room and ground floor WC, whilst the first floor comprises master bedroom with fitted wardrobes and en suite shower room, two further double bedrooms, one having built in wardrobes, a single bedroom/study, and family bathroom. Externally the property offers an attractive and easy to maintain garden featuring a patio area with heating, decking and an area of artificial lawn, whilst to the front there is a driveway accommodating two cars and opening to a garage ideal for storage. All white goods to remain. Enquire now.

Entrance Hall

Front entrance hall opens into the hallway with power point and stairs ascending to the first floor landing.

Lounge

13'8 x 11'4 (4.17m x 3.45m)

With a front facing UPVC bay window, coving, feature fireplace with inset gas fire, two radiators, TV point, telephone point and power points.

Open Plan Kitchen & Dining Area

19'4 x 9'7 (5.89m x 2.92m)

Dining Area

With wood effect flooring, spot lighting, radiator, power points and open archway to the Garden Room.

Kitchen Area

With a rear facing UPVC double glazed window, wood effect flooring, spot lighting, radiator, under-stairs cupboard and power points, fitted with a range of wall and base units with contrasting work surfaces and inset sink and drainer unit, electric oven, five ring gas hob and integrated appliances to include dishwasher, fridge and microwave. With a door opening out to the side.

Utility Room

8'1 x 6'7 (2.46m x 2.01m)

With power points, work surface and space for washing machine, dryer, fridge freezer and separate freezer (all appliances to remain). Opening to storage space in the garage.

Ground Floor WC

5'9 x 3'5 (1.75m x 1.04m)

With a rear facing UPVC window, wood effect flooring, spot lighting, radiator, low level WC and hand wash basin.

Garden Room

10'1 x 8'5 (3.07m x 2.57m)

With UPVC patio doors to the rear and side, wood effect flooring, radiator and power points.

First Floor Landing

With a storage cupboard, power point and loft access.

Master Bedroom

12'2 x 11'4 to robes (3.71m x 3.45m to robes)

With a front facing UPVC window, fitted wardrobes and bedside drawers, radiator, TV point and power points.

En Suite

5'2 x 4'9 (1.57m x 1.45m)

Fully tiled with a front facing UPVC window, spot lighting, wood effect flooring, heated towel rail, walk in shower unit with drench head shower, low flush WC and hand wash basin.

Bedroom Two

9'7 x 7'5 (2.92m x 2.26m)

With a rear facing UPVC window, radiator and power points.

Bedroom Three

8'9 (to robes) x 8'4 (2.67m (to robes) x 2.54m)

With a front facing UPVC window, built in wardrobes, radiator and power points.

Bedroom Four/Study

7'4 x 7'2 (2.24m x 2.18m)

Currently used as an office with a rear facing UPVC window, radiator and power points.

Bathroom

7'5 max x 6'1 max (2.26m max x 1.85m max)

Fully tiled with a rear facing UPVC window, wood effect flooring, spot lighting, heated towel rail, extractor fan and three piece bathroom suite comprising bath with centre tap and shower over, low level WC and hand wash basin with pedestal.

Garden

An enclosed and attractive low maintenance family garden featuring a patio area with heating and awning, a decked area and artificial lawn, with external lighting and water supply.



Storage Garage

10'3 x 8'3 (3.12m x 2.51m)

With driveway parking to the front for two cars, and store garage with an up and over door, power and lighting.

Council Tax Band: D

EPC Rating: C