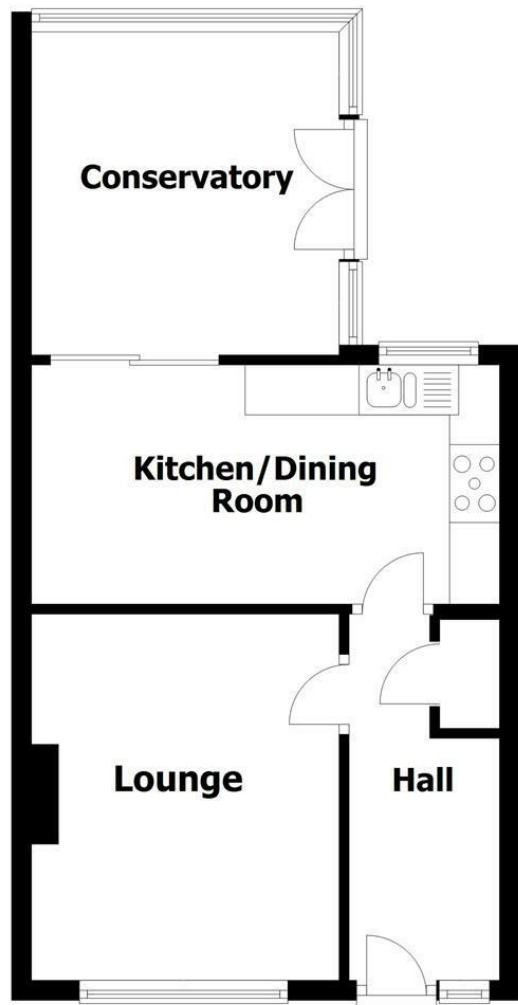
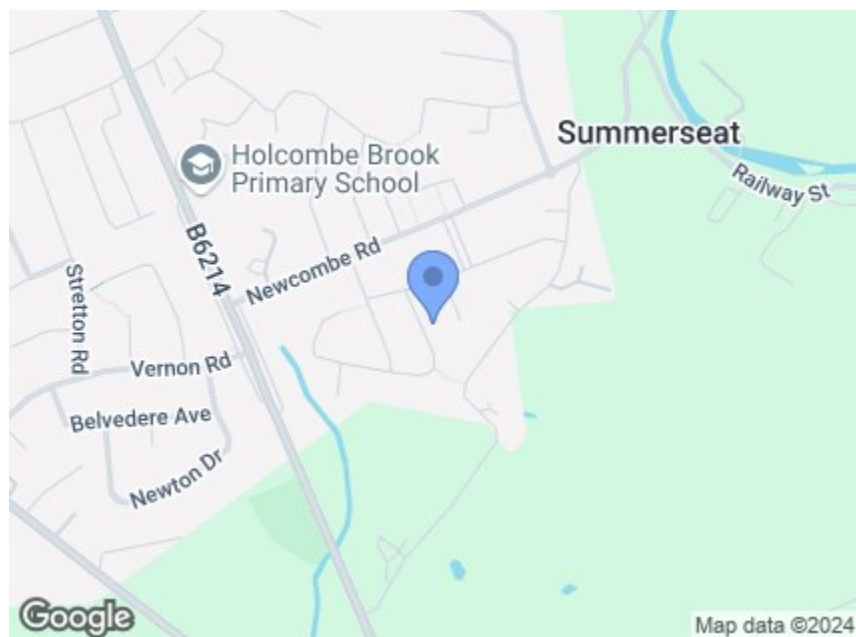
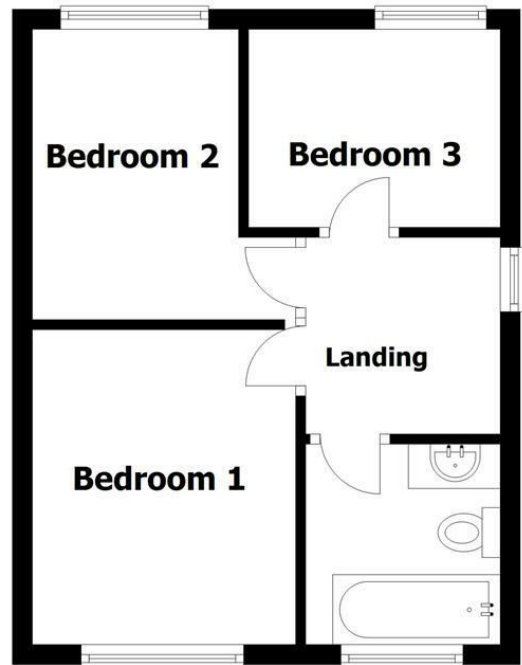


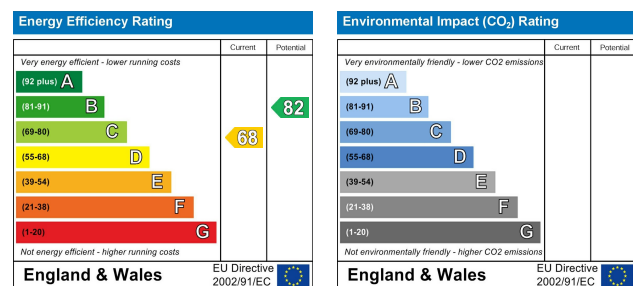
**Ground Floor**



**First Floor**



**Directions**



**CHARLES LOUIS**  
HOMES LIMITED

Charles Louis Homes Ltd  
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BL0 9HX

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**No 11 Fernview Drive**  
Ramsbottom, Bury, BL0 9XB

**£1,200 Per month**



- Immaculately Presented Semi Detached
- Sought After Location Close to Amenities
- Three Bedrooms & Stylish Bathroom
- Newly Paved Driveway to Front
- Offered Unfurnished & Available Now
- Lounge, Dining Kitchen & Conservatory
- Private & Enclosed Garden With Patio Area
- Early Enquiry A Must To Arrange a Viewing

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.



# No 11 Fernview Drive

## Ramsbottom, Bury, BL0 9XB

**\*\*AN IMMACULATELY PRESENTED SEMI DETACHED FAMILY HOME\*\*  
SITUATED IN THE EVER SOUGHT AFTER RAMSBOTTOM AREA\*\* DINING  
KITCHEN & UPVC CONSERVATORY\*\* PRIVATE GARDEN & DRIVEWAY  
PARKING\*\* OFFERED UNFURNISHED & AVAILABLE IMMEDIATELY\*\*  
Charles Louis are delighted to offer to let this beautifully presented and  
well proportioned property with accommodation briefly comprising  
entrance hall, lounge, dining kitchen, conservatory, three good size  
bedrooms and stylish bathroom. Ideal for a small family, the property is  
well situated for schools and local amenities and would be ideal for  
tenants wanting to settle into the local area. Early enquiries are strongly  
encouraged to avoid disappointment.**

### Entrance Hall

Opening through a Composite entrance door with glazed window  
beside, the hallway features wood effect flooring, radiator, power  
points and stairs with storage cupboard built in ascending to the first  
floor.



### Lounge

12'0" x 10'1" (3.66m x 3.07m)  
With a front facing UPVC window, coving, feature fireplace with gas  
fire, radiator, TV point and power points.



### Dining Kitchen

17'9 x 7'9 (5.41m x 2.36m)  
With a rear facing UPVC window, coving, tiled flooring, radiator and  
power points. Fitted to the kitchen area with a range of wall and base  
units with contrasting work surfaces and inset 1.5 sink and drainer unit,  
range cooker with extractor hood over, and plumbing for a washing  
machine. UPVC patio doors open to the conservatory.



### Conservatory

10'8 x 10'0 (3.25m x 3.05m)  
With rear and side facing UPVC windows, tiled flooring, radiator, TV  
point, power points and UPVC French doors opening out to the garden.



### First Floor Landing

With a side facing UPVC window, power points and access hatch to  
the loft.

### Bedroom One

11'0 x 8'8 (3.35m x 2.64m)  
With a front facing UPVC window, fitted wardrobes, radiator, TV point  
and power points.



### Bedroom Two

9'8 x 8'8 (2.95m x 2.64m)  
With a rear facing UPVC window, radiator and power points.



### Bedroom Three

9'0 x 6'8 (2.74m x 2.03m)  
With a rear facing UPVC window, radiator and power points.



### Bathroom

6'9 x 6'8 (2.06m x 2.03m )  
Partly tiled with a UPVC opaque window, wood effect flooring, heated  
towel rail, extractor fan and three piece bathroom suite comprising  
panel enclosed bath with drench head shower, hand held attachment  
and screen, low flush WC and hand wash basin with vanity unit.



### Rear Garden

An enclosed and private garden with an area of artificial lawn with  
plant and shrub borders, patio area, shed, external lighting, water  
supply and power.



Council Tax Band C