



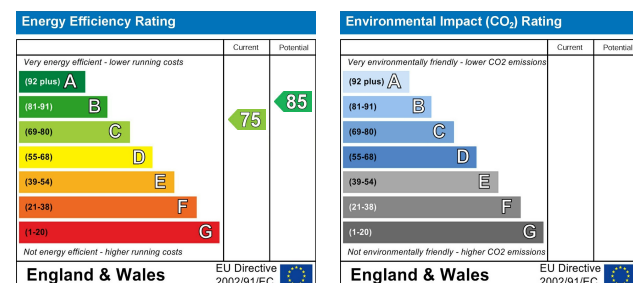
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Directions



3 Silvermere Close
Ramsbottom, Bury, BL0 9WH
Offers invited £390,000



- Immaculate Three/Four Bed Modern Stone Built Detached Family Home
- Set In A Cul De Sac Location And Close to Centre of Ramsbottom
- Family Bathroom, En-Suite & Downstairs WC
- Driveway Parking, Garage & Attractive Garden to Rear
- Situated in a Highly Sought After Residential Area
- Lounge, Open Plan Kitchen Diner & Garden Room
- Sold With No Ongoing Chain
- A Must See!!! To Appreciate Size, Location & Charm.

3 Silvermere Close

Ramsbottom, Bury, BL0 9WH

SOLD WITH NO CHAIN**IMMACULATE THREE/FOUR BEDROOM DETACHED**SET IN A CUL DE SAC LOCATION, LOCATED IN A WELL SOUGHT AFTER & DESIRABLE AREACharles Louis are delighted to bring to the market this elegant and stylish detached property situated in one of the most desirable locations in the area. This modern family home 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 study/office which could also be used as a nursery/single bedroom, 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. A Must See!!! Viewing essential to appreciate location, size and charm of property.

Entrance Hall

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

Lounge

11'2 x 16'1 (3.40m x 4.90m)
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

11'1 x 9'9 (3.38m x 2.97m)
With a rear facing UPVC double glazed window, wood flooring, spotlighting, 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.

Dining Area

8'4 x 9'9 (2.54m x 2.97m)
With wood flooring, spotlighting, radiator, power points and open archway to the Garden Room.

Kitchen Area

11'1 x 9'9 (3.38m x 2.97m)

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 flooring, spotlighting, radiator, low level WC and hand wash basin.

Conservatory

9'4 x 10'9 (2.84m x 3.28m)
With UPVC patio doors to the rear and side, wood flooring, radiator and power points.

First Floor Landing

With a storage cupboard, power point and loft access.

Master Bedroom

14'0 x 9'2 (4.27m x 2.79m)
With a front facing UPVC window, fitted wardrobes and bedside drawers, radiator, TV point and power points.

En Suite

5'7 x 4'9 (1.70m x 1.45m)
Fully tiled with a front facing UPVC window, spotlighting, wood effect flooring, heated towel rail, walk in shower unit with drench head shower, low flush WC and hand wash basin.

Bedroom Two

7'9 x 9'9 (2.36m x 2.97m)
With a rear facing UPVC window, radiator and power points.

Bedroom Three

8'7 x 9'1 (2.62m x 2.77m)
With a front facing UPVC window, built in wardrobes, radiator and power points.

Study/Office

7'6 x 7'2 (2.29m x 2.18m)
Currently used as an office with a rear facing UPVC window, radiator and power points.

Family Bathroom

7'7 x 6'2 (2.31m x 1.88m)
Fully tiled with a rear facing UPVC window, wood effect flooring, spotlighting, 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.

Rear 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.



Alternative View



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.