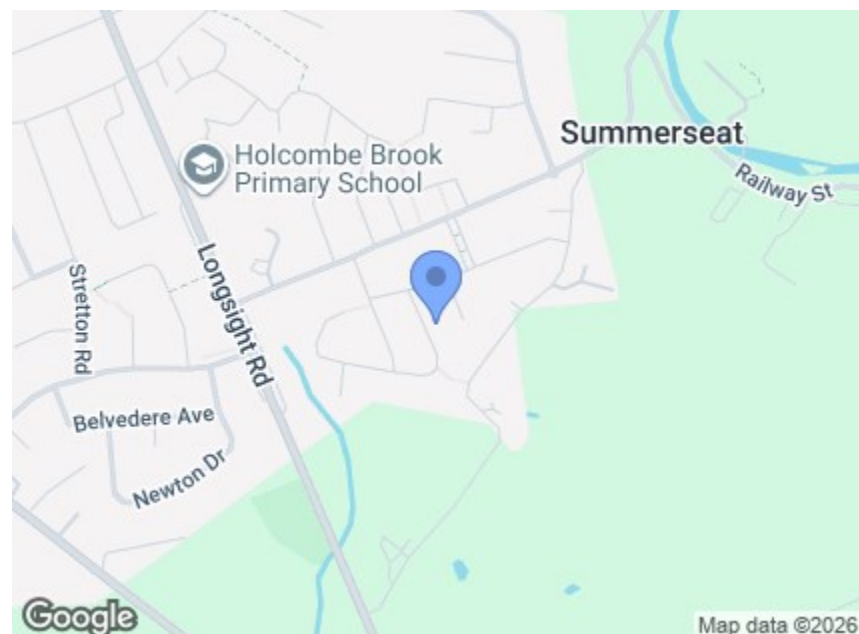


No 11 Fernview Drive
Ramsbottom, Bury, BL0 9XB

£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



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	82	EU Directive 2002/91/EC	
England & Wales		England & Wales	



CHARLES LOUIS
HOMES LIMITED

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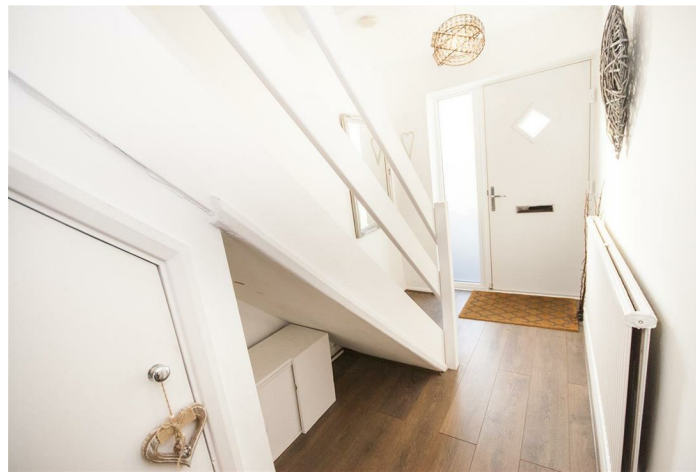
No 11 Fernview Drive

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