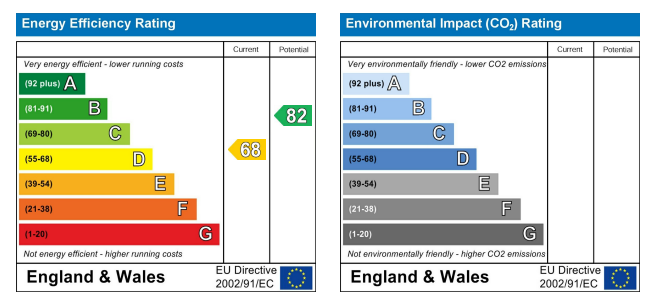


**Directions**  
Postcode - BL0 9XB What three words -  
///billiard.petal.cups



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.



## 11 Fernview Drive

Ramsbottom, Bury, BL0 9XB

### Offers over £300,000



- Well-presented three bedroom home combining practicality with modern comfort
- Open plan kitchen and dining area, ideal for family life and entertaining
- Three bedrooms, including two doubles and a versatile third bedroom
- Situated in Ramsbottom, close to shops, cafés, schools, transport links and countryside walks
- Sold With NO ONWARD CHAIN
- Conservatory providing additional living space with garden views
- Modern family bathroom completing the first floor accommodation
- Tenure - Leasehold, Council Tax - Bury band C, EPC rated D



# 11 Fernview Drive

## Ramsbottom, Bury, BL0 9XB

**\*\*SOLD WITH NO ONWARD CHAIN\*WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY\*DRIVEWAY PARKING & GARDEN TO REAR\*LOCATED IN A QUIET & WELL SOUGHT AFTER AREA\*\***Charles Louis Homes are pleased to bring to the market this beautifully presented three bedroom home that has been thoughtfully updated to combine modern style with practical family living. On the ground floor, a welcoming hallway leads into a bright lounge at the front of the property, now featuring a contemporary media wall as its focal point. To the rear, an open plan kitchen and dining area creates a sociable hub for everyday life, flowing seamlessly into the conservatory. This space has been improved with internal insulation and plastered walls, making it a comfortable year-round room while still retaining its external roof.

Upstairs, the home continues to impress. The front bedroom is particularly spacious and easily accommodates a super king-size bed, while the second double bedroom has been redesigned with wardrobes moved to create a walk-in wardrobe area, yet still offers space for a double bed. The third bedroom provides flexibility as a child's room, nursery or home office. A stylish family bathroom completes the first floor.

Throughout the property, a series of quality upgrades add both comfort and appeal, including repositioned and re-designed radiators for a sleek, modern finish and enhanced efficiency, along with updated front-of-house lighting to elevate kerb appeal.

Externally, the home benefits from a well-maintained rear garden, ideal for outdoor dining or relaxing, and a driveway to the front providing off-road parking.

The property is located in a popular residential area of Ramsbottom, a vibrant market town well known for its independent shops, cafés, bars and restaurants. With highly regarded schools, excellent transport links and the stunning countryside of Holcombe Hill and the West Pennine Moors nearby, this is an ideal home for families and professionals alike.

### 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, inset ceiling spot lights with additional wall picture lights, feature media wall with inset living flame fireplace, new modern fitted radiator, TV point and power points.

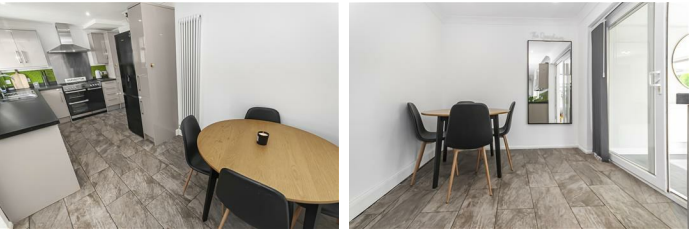


### Open plan Kitchen/Diner

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 stye cooker with a gas hob and extractor hood over, space for a fridge freezer and plumbing for a washing machine, new modern fitted wall to ceiling radiator, UPVC sliding patio doors open to the conservatory.



### Alternative View



### 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. The conservatory has recently been fully plastered and insulated



### 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, new modern fitted radiator, TV point and power points.



### Bedroom Two

9'8 x 8'8 (2.95m x 2.64m)  
With a rear facing UPVC window, fitted wardrobes, to create a walk in wardrobe, new modern fitted radiator and power points.



### Bedroom Three

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

### Family 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.



### Alternative View



### Front External

Driveway parking for two cars, lawned area pathway leading to front door with external lighting