



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Fernview Drive, Bury, BLO 9XB

### Offers Over £275,000

THE PERFECT FAMILY HOME

Nestled on the sought-after Fernview Drive in Ramsbottom, Bury, this outstanding semi-detached family home is a true gem. Presented and maintained to the highest standard, the property boasts immaculate presentation, modern fixtures, and a neutral décor that creates a warm and inviting atmosphere.

Upon entering, you will find a spacious lounge that offers a perfect space for relaxation and family gatherings. The heart of the home is the open-plan kitchen diner, which is ideal for entertaining and everyday family meals. The kitchen is well-equipped and designed to meet the needs of modern living, making it a delightful space for culinary enthusiasts.

This lovely home features three generously sized bedrooms, providing ample space for family members or guests. The modern shower room is stylishly appointed, ensuring comfort and convenience for all.

Outside, the property benefits from garden space both at the front and rear, perfect for enjoying the outdoors or for children to play. Additionally, there is ample off-road parking, a valuable asset in this desirable area.

# Fernview Drive, Bury, BLO 9XB

Offers Over £275,000



- Immaculate Semi Detached Property
- Modern Fitted Kitchen
- Ample Off Road Parking
- EPC Rating C
- Two Bedrooms
- Perfect First Home
- Tenure Leasehold
- Three Piece Shower Room
- Low Maintenance Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Hall

11'6 x 5'9 (3.51m x 1.75m)

Composite double glazed frosted front door, central heating radiator, smoke detector, under stairs storage, solid wood flooring, doors leading to reception room, kitchen/dining area and stairs to first floor.

### Reception Room

12'7 x 11'8 (3.84m x 3.56m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround and television point.

### Kitchen/Dining Area

17'10 x 9'0 (5.44m x 2.74m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect work surfaces, tiled splashback, ceramic one and a half bowl sink and drainer with mixer tap, integrated double high rise oven and combi microwave, four ring induction hob and extractor hood, space for fridge freezer, integrated dishwasher, integrated wine cooler, space for dryer, plumbing for washing machine, spotlights, tiled effect vinyl flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

6'11 x 6'11 (2.11m x 2.11m)

UPVC double glazed window, smoke detector, loft access, doors leading to three bedrooms and shower room.

### Bedroom One

11'0 x 10'6 (3.35m x 3.20m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Two

10'6 x 9'9 (3.20m x 2.97m )

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Three

8'10 x 6'9 (2.69m x 2.06m)

UPVC double glazed window and central heating radiator.

## Shower Room

6'11 x 6'10 (2.11m x 2.08m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, walk-in double direct feed rainfall shower with rinse head, vanity top wash basin with mixer tap, tiled elevations, spotlights, PVC to ceiling, extractor fan, integrated linen cupboard and tiled flooring.

## External

### Rear

Enclosed garden with decking, Indian stone paving, artificial lawn, bedding, rockery and timber storage shed.

### Front

Stone chip garden with bedding, tarmac driveway and access to shed.



Tel: 01617510340

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