



71 Fernview Drive, Ramsbottom, Bury, Greater Manchester, BL0 9XG

For Sale - 3 Bedroom Semi Detached - £199,950
3 Bed Semi, popular location, large garden and conservatory

71 Fernview Drive

(Viewings by appointment only. Contact by Email or Tel: 079 779 02399)

This surprisingly spacious three bedroom semi-detached property is situated on a cul de sac within walking distance of local schools and shops. This excellent family accommodation is centrally heated, fully UPVC double glazed and comprises of a front garden, porch, hallway, lounge/dining room, conservatory, recently new fitted kitchen, a large attached garage and large rear south facing garden. On the first floor there is a landing, three bedrooms and bathroom.

PORCH 1.77m (5'10") X 0.9m (3')

The porch is brick built and has a UPVC front door and side window. It includes a storage cupboard for cloaks, a radiator, a glass door leading to the hall and is laminate floored.

HALL 1.77m (5'10") X 3.76m (12'4")

Carpeted staircase to the first floor with an enclosed storage space below the



stairs, a double radiator, telephone socket and is laminate floored.

KITCHEN 2.75m (9') X 2.82m (9'3")

The kitchen which has views over the back garden and is newly refurbished with white gloss finished cupboards, maple coloured Butchers Block surfaces, ample storage including built in wine rack and is finished to a high standard. The lighting comprises of 3x50w spots on the ceiling and 4 triangular lights under the units. There is also an integral fridge, integral Neff dishwasher and stainless steel Neff gas hob and electric oven with electronic timer etc. The hob also has a stainless steel, 3 speed fan hood and twin lights above. The combination condensing boiler which is just over a year old is housed within a cupboard. There is a pantry for more storage space and access to the garage. Tiled effect laminate on the floor.

LOUNGE 3.58m (11'9) narrowing to 3.23m (10'7) x 3.91m (12'10)

"The lounge has a hole in the wall living flame gas fire and large double radiator, wireless digital thermostat, covings, laminate floored and leads to:

DINING ROOM 8'32" X 8'

The dining room has a long double radiator, coving and glass bi-fold doors leading to the conservatory. (When the doors are fully open it gives large living space aspect and is 11.4m (37ft) in total length from the start of the lounge to the end of the conservatory)

CONSERVATORY 2.95m (9'8") X 4.40m (14'4")

The newly built conservatory is entered though the dining room via bi-folding doors, the floor is insulated and tiled throughout, with double glazed windows and french style doors leading out onto the patio. The windows have 5 top openers and an electric roof-vent to give airy feel throughout. The tinted polycarbonate roof helps deflect the hot rays in the height of summer. There is also 3 double sockets and a TV aerial socket.

GARDEN Width 15.5m (51') x Length 26.8m (88')

The garden is south facing and has a large grassed lawn which enjoys the summer sun all day. The patio area is fairly large with steps and a ramp that leads down to the lawn. There are established shrubs and trees providing privacy and shade when needed. There is fencing all around so it is very safe for young children and there is a natural babbling brook to the bottom of the garden with gate access. At the bottom of the garden there is a pergola with climbing plants, with a childrens swing and soft bark on the floor. The shed is 8ft x 8ft.

GARAGE

Front Width 3m (10ft), Rear Width 4.26m(14ft), Length 6.4m (21ft)

Brick constructed with a tiled roof, electric sockets and lights. Plumbed in sink with hot and cold water and connections for a washing machine. Great utility area with access to rear garden and also has a built-in work bench.

DRIVEWAY

The driveway has space for 2 family cars.

1st FLOOR

LANDING

Bathroom, bedroom and loft access here and is fully carpeted.

BATHROOM 2.08m (6'10") X 2.13m (7')

This room has recently been re-tiled and comprises of a white corner bath with a chrome Aqualisa mixer shower, toilet, basin and a chrome heated towel rail. The ceiling has 5 spot lights and is finished with a white plastic cladding with chrome strips.

BEDROOM ONE 3.5m (11'6") X 2.9m (9')

Master bedroom with mirrored fitted wardrobes and views of Holcombe Hill and Peel Tower.

BEDROOM TWO 2.9m (9'6") X 2.74m (9')

Double bedroom with fitted wardrobe and views over rear garden.

BEDROOM THREE 2.13m (7') X 1.98 (6'6")

Third bedroom for single bed/cot with fitted wardrobe and views over rear garden .

LOFT

Insulated and partially boarded loft area with excellent storage space

Light Switches

They are all finished in chrome throughout the property except the garage.

All measurements are internal and approx.

The HIP report for this property is complete and can also be viewed over the internet on request.

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All measurements should be taken to be approximate.

You should contact the relevant local authority to establish the council tax for the property you intend to buy / rent.

Property Features

- ☑ Central heating
- ☑ Close to schools
- ☑ Close to railway station
- ☑ Close to motorway network
- ☑ Close to amenities
- ☑ Alarm
- ☑ Shed
- ☑ South facing garden
- ☑ Extensive views
- ☑ Patio
- ☑ Landscaped gardens
- ☑ Gardens to rear
- ☑ Gardens to front
- ☑ Single garage
- ☑ Off road parking
- ☑ Driveway
- ☑ Double glazing
- ☑ Cloaks
- ☑ Hallway
- ☑ Dining room
- ☑ Lounge
- ☑ Bathroom
- ☑ Kitchen
- ☑ Conservatory