

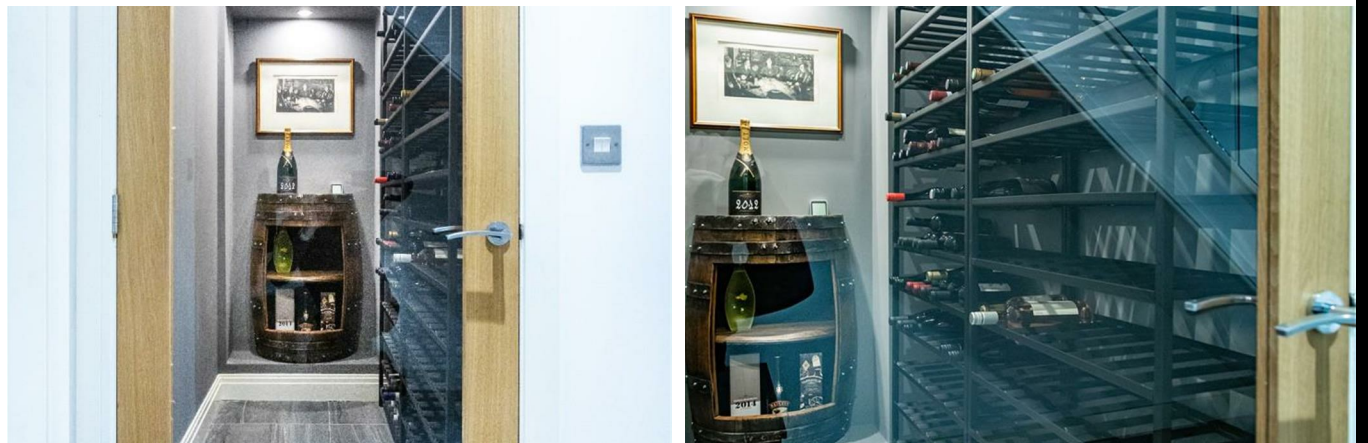


PEARSON FERRIER®  
**BLACK LABEL**


**3, Chapel View**  
**Station Road, Turton**  
**£750,000**

# Chapel View

Offered for sale with NO onward chain, through PF Black Label 3 Chapel View, Chapeltown is a stunning, recently built four bedroom contemporary detached house, set in this exclusive development in a secluded rural position close to the highly regarded villages of Chapeltown and Edgworth and a short drive from Bromley Cross, with extensive shopping facilities, train station and schools. The houses are built to the highest of standards and the stylish contemporary interiors are matched by the energy efficiency and thermal qualities of these individual family homes. The accommodation is set over 3 floors and briefly comprises; entrance hall with wine cellar, access into the garage, utility room and stairs to the first floor, large ground floor bedroom with dressing area and ensuite shower room, first floor, spacious open plan living room with log burning fuel stove, dining area and kitchen with extensive list of integrated appliances, landing area with wc/cloaks, study, 2nd floor with three further bedrooms all with ensuite facilities. Outside there is a long driveway and garden forecourt leading to a large integral garage with remote door, to the rear there is a raised decked patio located off the living area and large lawned rear gardens with an additional sunken patio with a south westerly aspect.  
Council Tax Band G/Leasehold Property unexpired term of 250 years



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







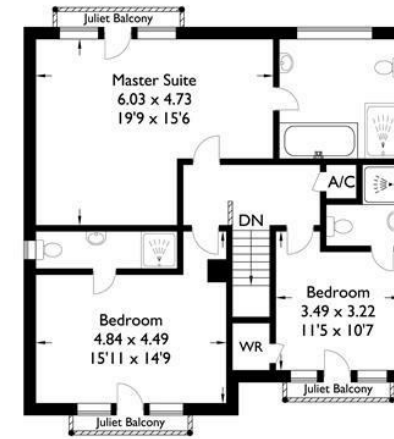
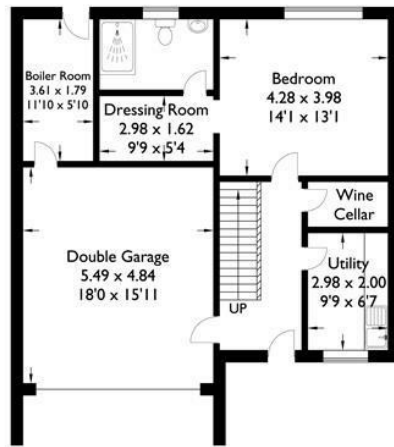
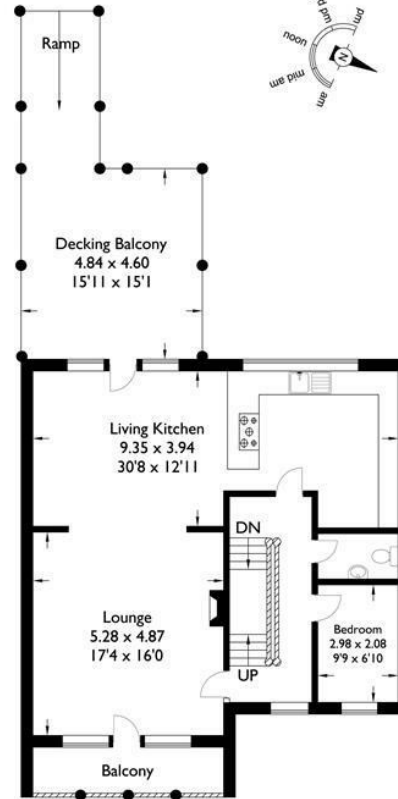
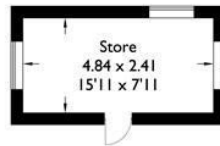


### 3 Chapel View

Approximate Gross Internal Area : 246.06 sq m / 2648.56 sq ft

Store : 11.66 sq m / 125.50 sq ft

Total : 257.72 sq m / 2774.07 sq ft



Lower Ground Floor

Ground Floor

First Floor

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.



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**Ramsbottom Office**  
**74 Bridge Street, Ramsbottom, BL0 9AG**  
**Telephone: 01706 822630**  
**Email: [ramsbottom@pearsonferrier.co.uk](mailto:ramsbottom@pearsonferrier.co.uk)**  
**[www.pearsonferrier.co.uk/blacklabel](http://www.pearsonferrier.co.uk/blacklabel)**

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