



Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

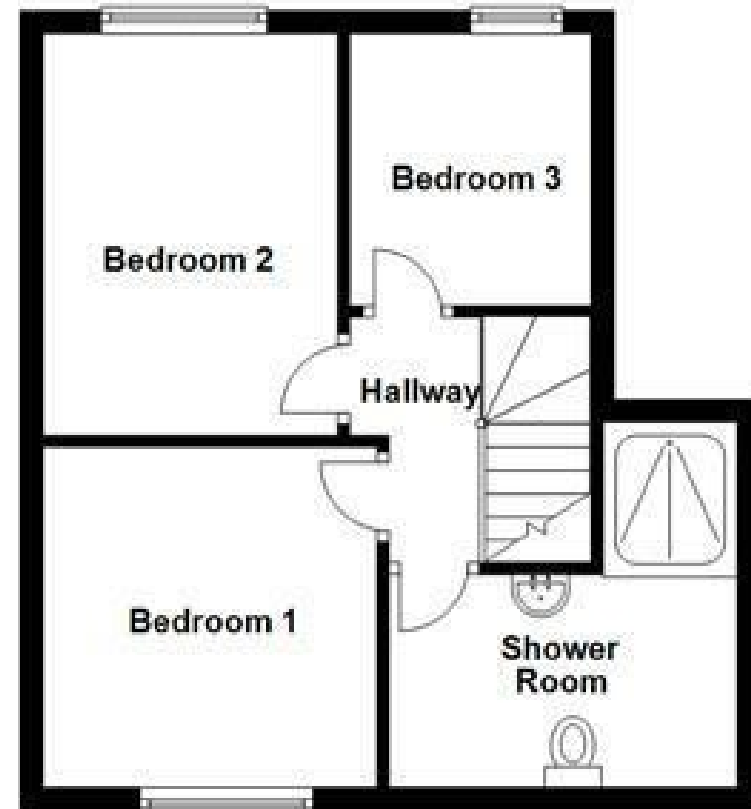
CHARLES LOUIS
HOMES LIMITED

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Ground Floor



First Floor

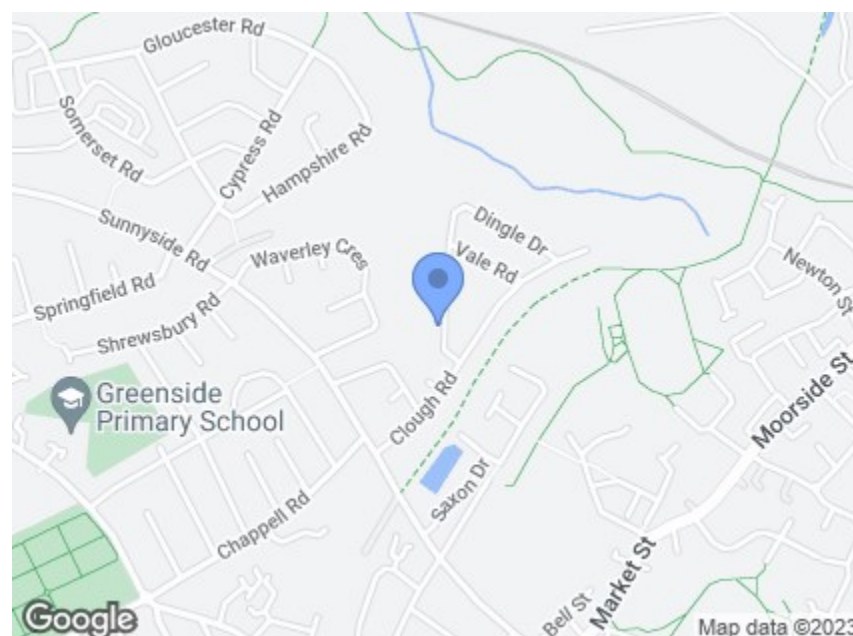


15 Bell Clough Road
Droylsden, Manchester, M43 7NS

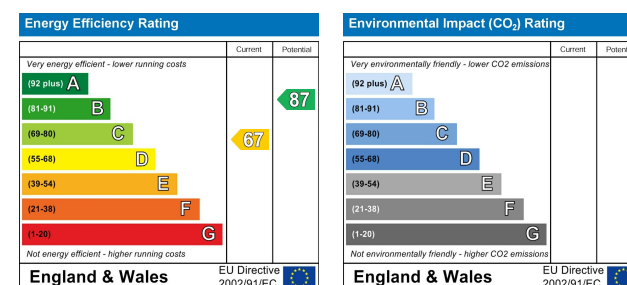
£950



- Three Bedroomed Terraced House
- Ground Floor WC plus House Bathroom
- Unfurnished, Available from 20th October
- Close to Transport Links
- Attractive Garden With Decking Area
- Early Enquiry Strongly Encouraged



Directions



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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15 Bell Clough Road

Droylsden, Manchester, M43 7NS

VIEWING RECOMMENDED* UNFURNISHED & AVAILABLE ASAP Charles Louis are delighted to offer to let this spacious terraced property, ideally situated close to amenities, schools and transport links and motorway network. The property briefly comprises entrance hallway opening to the lounge, kitchen and WC to the ground floor, master bedroom, second double bedroom, a further single bedroom plus family bathroom to the first floor. In addition this desirable property benefits from having an enclosed lawned garden with decking area. Early enquiry is strongly encouraged to avoid disappointment.

Entrance Hallway

4'0 x 3'10 (1.22m x 1.17m)

Composite door to the front elevation, laminate wood effect flooring, access to living room and stairs leading to first floor landing.

Lounge

12'6 x 12'6 (3.81m x 3.81m)

With a front facing uPVC window, laminate wood effect flooring, gas central heating radiator, TV point, power points



Kitchen

12'6 x 8'07 (3.81m x 2.62m)

With two rear facing uPVC windows overlooking the garden, laminate wood effect flooring, power points, spot lighting, a range of high white gloss base and wall units, inset sink with drainer unit, built in gas oven, gas hob with extractor hood above, plumbing for washing machine, space of fridge/freezer, breakfast bar space, open plan into inner hallway.



Downstairs WC

4'03 x 2'03 (1.30m x 0.69m)

With an opaque uPVC window, hand wash basin and low level WC.

First Floor Landing

7'11 x 6'09 (2.41m x 2.06m)

Giving access to bedroom 1, 2, 3, shower room and loft access.

Bedroom One

10'01 x 9'09 (3.07m x 2.97m)

With a front facing uPVC window, gas central heating radiator, power points.



Bedroom Two

10'10 x 8'05 (3.30m x 2.57m)

With a rear facing uPVC window, gas central heating radiator, power points



Bedroom Three

7'09 x 6'09 (2.36m x 2.06m)

With a rear facing uPVC window, gas central heating radiator, power points.



Shower Room

10'04 x 9 (3.15m x 2.74m)

Fully tiled with a front facing uPVC window, tiled flooring, three piece suite comprising of; walk in electric shower, hand wash basin with pedestal & low level flush.

Rear Garden

An enclosed private rear garden, mainly laid to lawn with decking area.

