

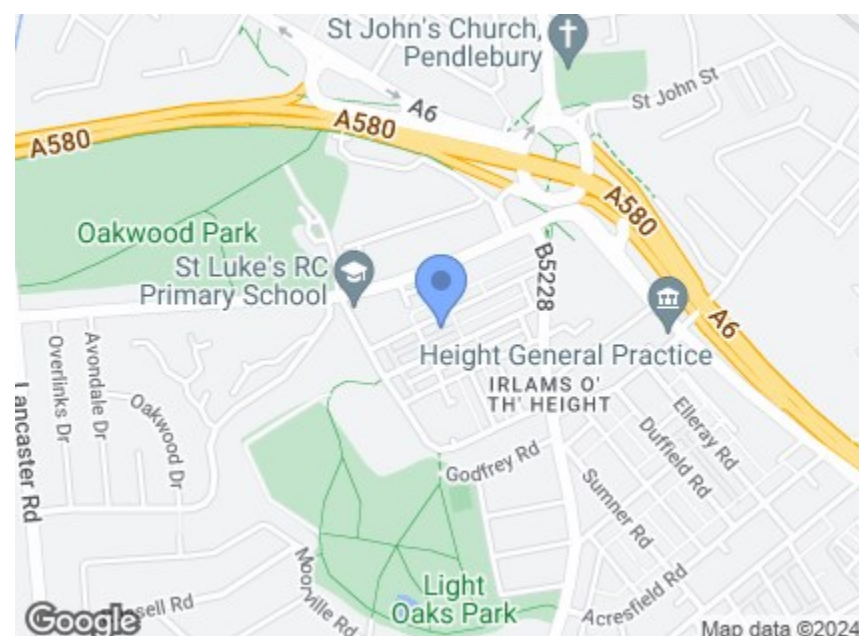
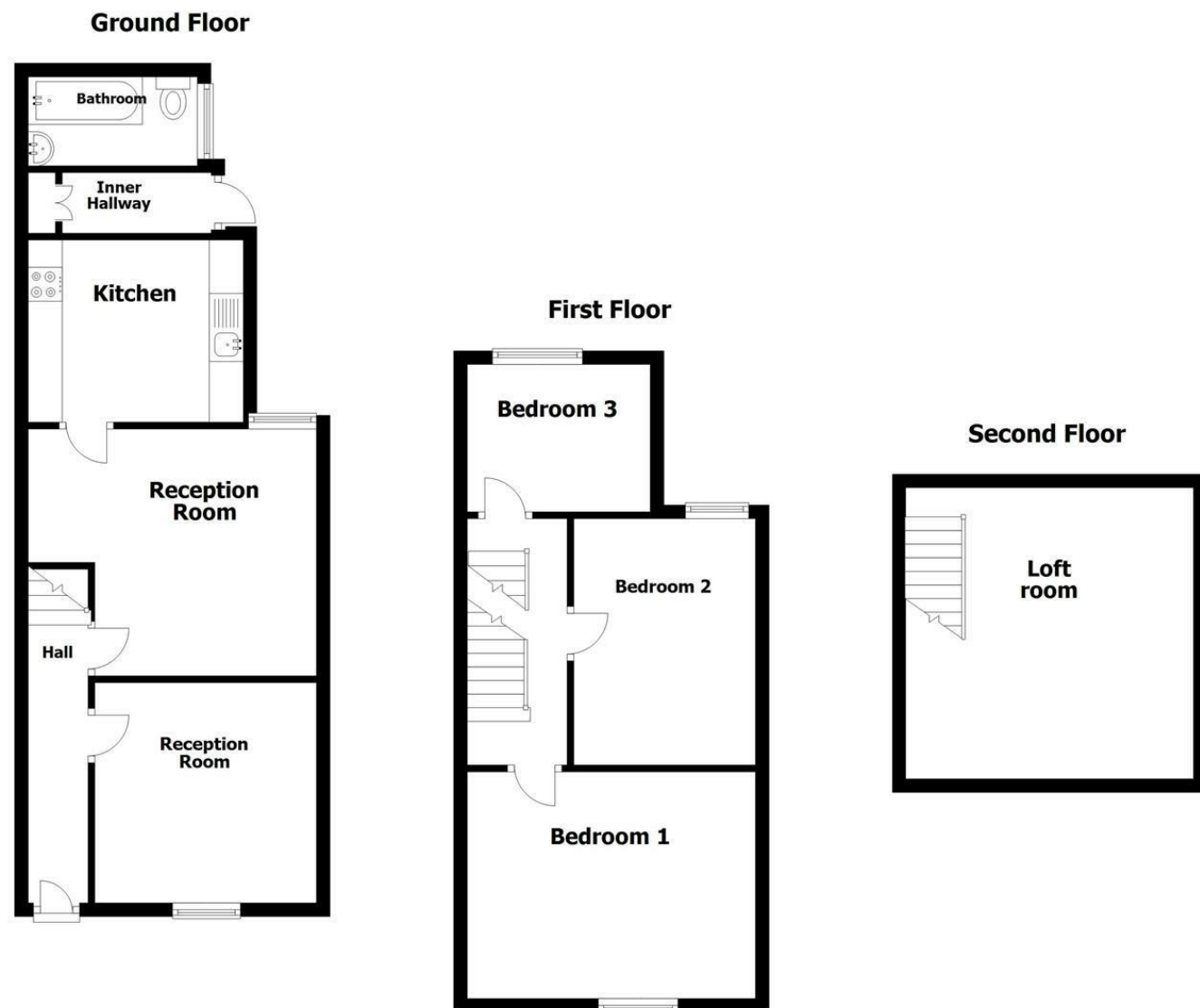


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Directions

55 Stapleton Street
Clarendon, Salford, M6 7NR

£925 Per month



- Spacious & Light Family Home
- Newly Redecorated & Carpeted
- Three Generous Bedrooms plus Loft Space
- Offered Unfurnished & Available Now
- Much Sought After Central Location
- Lounge, Dining Room & New Kitchen
- Long Term Tenant Sought
- Early Enquiry Strongly Recommended

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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55 Stapleton Street

Claremont, Salford, M6 7NR

Available from Early May, this spacious family home situated in a highly sought after residential area of Salford close to good schools and transport links, has been refurbished and is offered to the market newly carpeted and decorated, with newly fitted kitchen and flooring to the ground floor, and spacious accommodation throughout.

Ideal for a family looking to settle long term, the property benefits from having gas central heating and UPVC windows throughout, with two reception rooms, kitchen, inner hall and ground floor bathroom, three generous bedrooms and a very useful loft space with power and lighting. Early enquiry is a must to avoid disappointment. Call now to reserve your appointment to view.

Entrance Hall

UPVC entrance door opens onto the hallway with coving, hard wood flooring, radiator and stairs ascending to the first floor.

Lounge

10'9" x 10'7" (3.28m x 3.23m)

With a front facing UPVC double glazed window, coving, hard wood flooring, feature fireplace, radiator, TV point and power points.



Dining Room

13'10" x 11'10" (4.22m x 3.61m)

With a rear facing UPVC double glazed window, hard wood flooring, radiator, TV point, telephone point and power points.



Kitchen

10'5" x 8'9" (3.18m x 2.67m)

With a side facing UPVC double glazed window, hard wood flooring, power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, plumbing for a dishwasher, plumbing for a washing machine and space for a fridge/freezer.



Inner Hallway

With hardwood flooring, built in cupboard and UPVC rear door opening to the courtyard.



Bathroom

8'2" x 4'3" (2.49m x 1.30m)

Fully tiled with side facing opaque UPVC double glazed window, radiator and wood effect flooring. Fitted with a three piece bathroom suite comprising panel enclosed bath with electric shower over and screen, low flush WC and hand wash basin with pedestal.



First Floor Landing

With steps ascending to the loft space.

Master Bedroom

13'8" x 10'11" (4.17m x 3.33m)

With a front facing UPVC double glazed window, radiator and power points.



Bedroom 2

11'10" x 8'9" (3.61m x 2.67m)

With a rear facing UPVC double glazed window, radiator and power points.



Bedroom 3

8'9" x 7'4" (2.67m x 2.24m)

With a rear facing UPVC double glazed window, radiator and power points



Loft Space

14'9" x 14'0" (4.50m x 4.27m)

Velux window and integrated eaves storage



Rear Courtyard

Enclosed courtyard with rear access gate.