



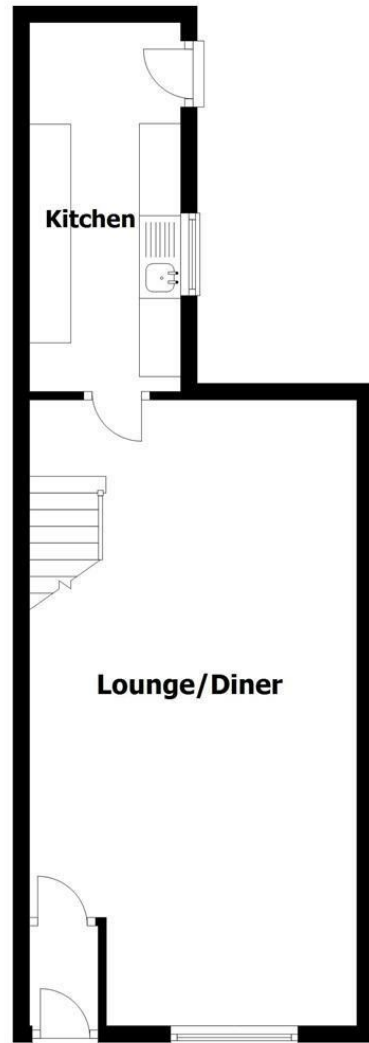
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BLO 9HX

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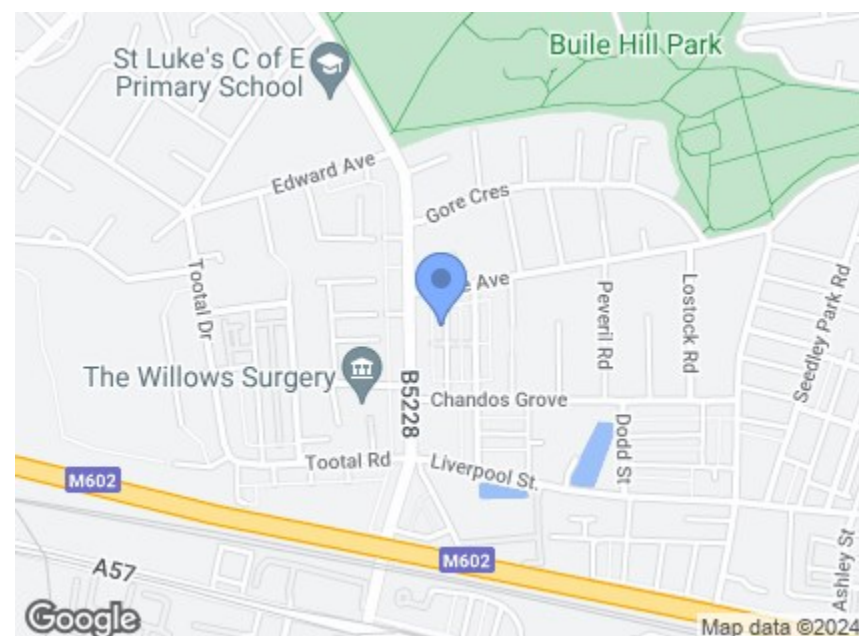
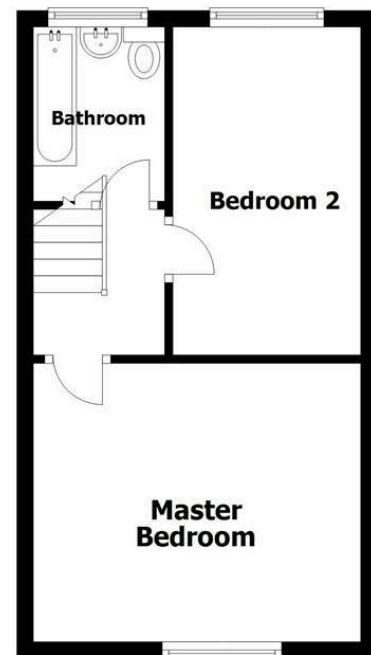
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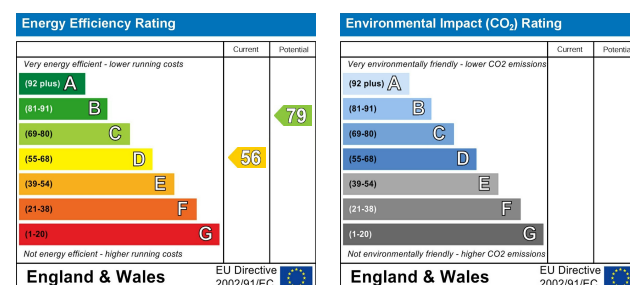
Ground Floor



First Floor



Directions



35 Emerson Street
Weaste, Salford, M5 5HZ

£800 Per month



- Newly Refurbished Two Bed Terrace
- Excellent Transport Links & Access to Motorway
- Open Plan Lounge & Dining Room
- Blinds to Be Added to Every Room

- Close To Salford Quays & Media City
- New Carpets, Flooring & Decoration Throughout
- Fitted Wardobes to Master Bedroom
- Unfurnished & Available Late May

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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35 Emerson Street

Weaste, Salford, M5 5HZ

Having undergone extensive works in the last year to include roof works, redecoration throughout, new flooring and new carpets, this spacious terraced property is offered unfurnished and immaculate throughout. Ideally situated within close proximity of Salford Quays & Media City, the Trafford Centre and Salford Royal, the property's position also benefits from having excellent transport links via tram and bus, and is just minutes from the M60. Comprising entrance porch, open plan lounge and dining room, kitchen, spacious master bedroom with wall to wall fitted wardrobes, a good size second bedroom and modern bathroom with electric shower over the bath. To the rear the property benefits from having a low maintenance courtyard, opening out to a secure and nicely kept passageway offering more space to sit out on an evening. Ideal for a single professional person or family with one child, the property must be viewed at the earliest opportunity to avoid disappointment.

Entrance Porch

Front UPVC entrance door opens into the hallway with an inner door opening into the Lounge/Diner.

Lounge/ Diner

24'10" x 13'0" (7.57m x 3.96m)

With front and side facing UPVC double glazed windows, feature fireplace, two gas central heating radiator, TV point, telephone point, power points and stairs ascending to the first floor.



Kitchen

16'9" x 5'10" (5.11 x 1.8)

With a side facing UPVC double glazed window, laminate wood effect flooring, gas central heating radiator, power points, range of wall and base units with work surfaces, inset sink and drainer unit, plumbing for a washing machine, space for a fridge/freezer and UPVC door opening out to the courtyard.



First Floor Landing

With access hatch to the loft space.

Master Bedroom

13'3" x 11'1" (4.04 x 3.4)

With a front facing UPVC double glazed window, wall to wall fitted mirrored wardrobes, gas central heating radiator, TV point and power points.



Bedroom Two

13'3" x 7'8" (4.04 x 2.34)

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



Bathroom

6'11" x 5'6" (2.11 x 1.7)

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



Rear Courtyard

An enclosed low maintenance courtyard to the rear, with gated access to the secure rear passageway.

