

Directions

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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Tel: 0161 9590166

www.charleslouishomes.co.uk



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

CHARLES LOUIS
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



9 Caledonia Street
Radcliffe, Manchester, M26 2RP
£875 Per month



- Spacious & Well Presented Family Home
- Lounge & Kitchen Diner With Ample Storage
- Private & Low Maintenance Garden
- Available to Occupy Immediately
- Sought After Residential Area in Radcliffe
- Three Generous Bedrooms & Stylish Shower Room
- Driveway With Space for Up to Four Cars
- Early Enquiry Strongly Encouraged

9 Caledonia Street

Radcliffe, Manchester, M26 2RP

Charles Louis Lettings are delighted to present this spacious and light semi detached property situated in a popular residential area in Radcliffe close to amenities, transport links and schools. Offered unfurnished and available to occupy immediately, this recently improved property is well worth a viewing and comprises in brief entrance vestibule, lounge and kitchen diner tot he ground floor with ample storage space, and three good size bedrooms plus a stylish shower room to the first floor. Externally the property benefits from having a generous low maintenance private garden with two storage sheds, and a large driveway to the front which can accommodate up to four cars. Early enquiry is essential to avoid missing out.

Entrance Hall

Front entrance door opens into the hallway with a radiator, and stairs ascending to the first floor.

Lounge

With a front facing UPVC window, laminate wood effect flooring, feature fireplace with a log burner, radiator, TV point and power points.



Kitchen

With a rear facing UPVC window, tiled flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset ceramic sink and drainer, space for a fridge/freezer, electric range cooker with extractor oven and plumbing for washing machine. The kitchen also benefits from having under stairs storage, pantry and further storage in the rear vestibule.



First Floor Landing

With a side facing UPVC window and loft access.



Master Bedroom

With a front facing UPVC window, built in wardrobe, radiator, TV point and power points.



Bedroom Two

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



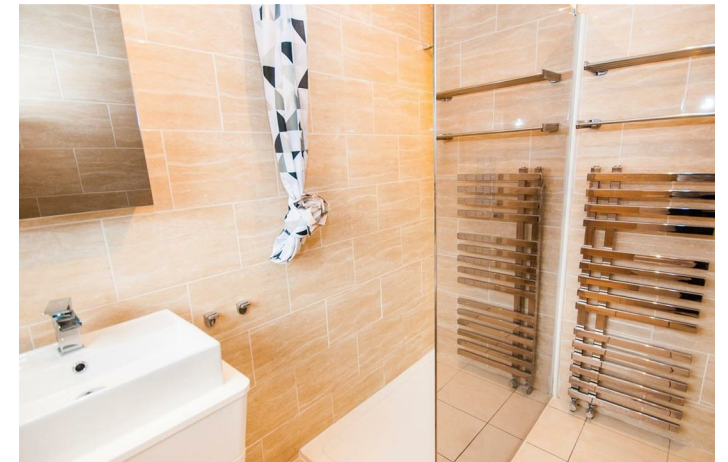
Bedroom Three

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



Shower Room

Fully tiled with a side facing opaque UPVC window, tiled flooring, heated towel rail, walk in shower with waterfall shower and hand held attachment, hand wash basin with vanity unit, low flush WC and an extractor fan.



Rear Garden

Low maintenance private rear garden with two storage sheds.



Driveway Parking

Providing off - street parking for 3-4 cars.

