



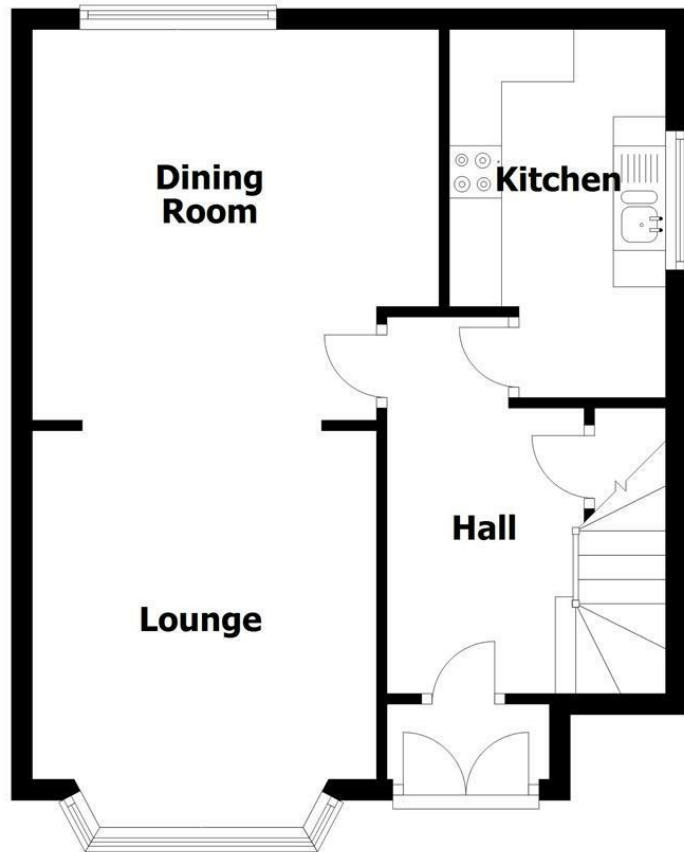
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS

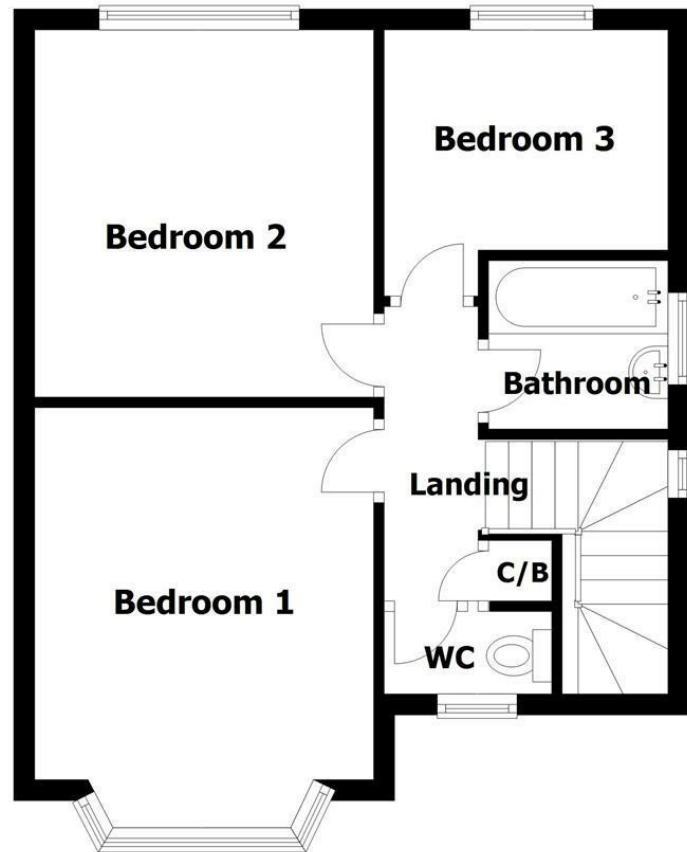
HOMES LIMITED

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Ground Floor



First Floor



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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

11 Enville Road
Manchester, M40 5GF
£1,050 Per month



- A Spacious & Light Family Home
- Newly Refurbished With Works Ongoing
- Three Good Size Bedrooms
- Offered Unfurnished, Available Early July
- Popular & Sought After Residential Area
- Generous Living Space with Two Receptions
- Great Family Garden To Rear
- Early Enquiry Essential to Secure a Viewing

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.

Tel: 0161 9590166

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11 Enville Road , Manchester, M40 5GF

Charles Louis Lettings are delighted to offer to let this newly refurbished family home situated in a sought after residential location close to local schools and amenities, as well as public transport and motorway links. This property has been redecorated top to bottom with new carpets installed and works carried out to the roof, with further improvement ongoing and a deep clean scheduled. Sure to attract lots of interest, we strongly recommend you call to arrange your viewing slot as soon as possible.

Entrance Porch

UPVC French doors open into the porch way, opening onward through an inner door to the hallway.

Hallway

With laminate laid wood effect flooring, radiator, power points, storage cupboard and stairs ascending to the first floor.



Lounge

With a front facing UPVC bay window, laminate laid wood effect flooring, radiator, power points and an open archway to the dining room.



Dining Room

With a rear facing UPVC window overlooking the garden, laminate laid wood effect flooring, feature fireplace with gas fire, radiator and power points.



Kitchen

With a side facing UPVC window, tiled flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer, space for a gas cooker, plumbing for a washing machine and space for a fridge freezer. UPVC door to the rear opens out to the garden.



First Floor Landing

With a side facing UPVC window, power points, storage cupboard and access to the loft.



Bedroom One

With a front facing UPVC bay window, laminate laid wood effect flooring, radiator and power points.



Bedroom Two

With a rear facing UPVC window, laminate laid wood effect flooring, radiator and power points.



Bedroom Three

With a rear facing UPVC window, laminate laid wood effect flooring, radiator and power points.

Bathroom

Partly tiled with a side facing UPVC opaque window, laminate laid wood effect flooring, radiator and two piece bathroom suite comprising panel enclosed bath with mixer taps and hand wash basin with pedestal.



Separate WC

With a front facing glazed portal window, laminate laid wood effect flooring and low flush WC.

Garden

A generous and enclosed garden featuring a patio area and a good expanse of lawn with plant and shrub borders.



Driveway Parking

To the front for two cars