

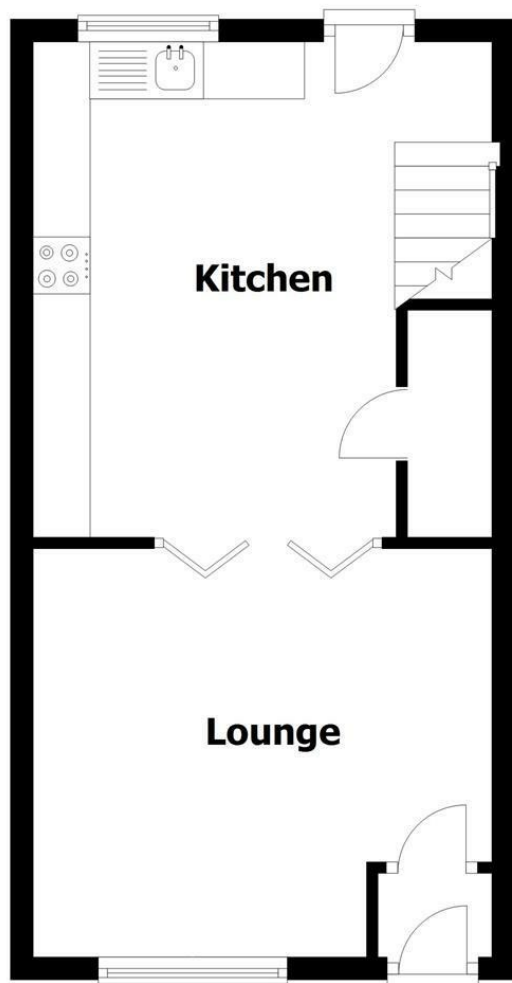


CHARLES LOUIS

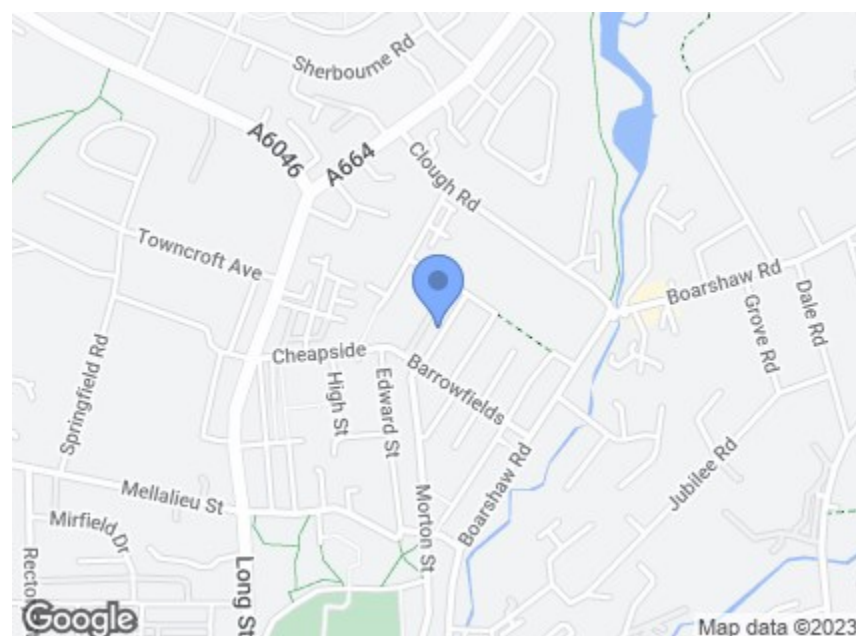
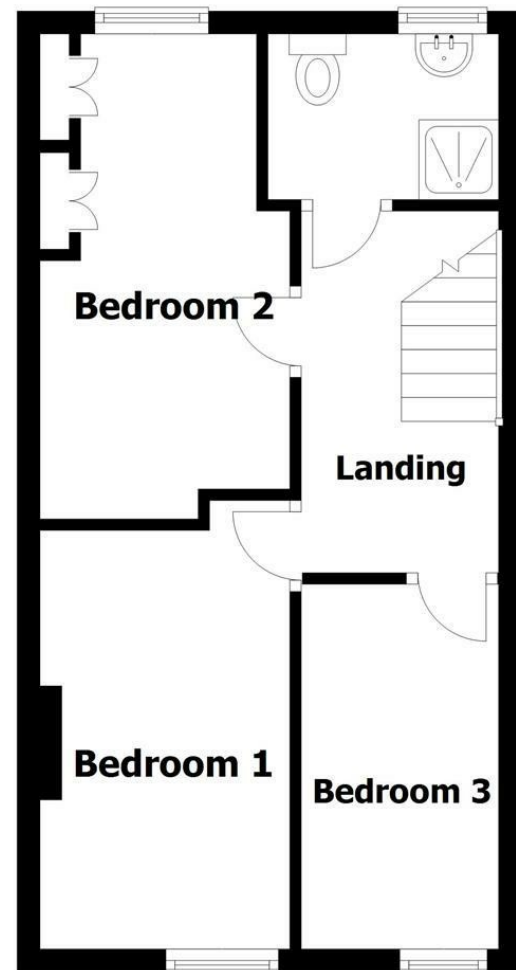
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Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
68	82		

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
 Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G (1-20).

23 West Street
 Middleton, Manchester, M24 6BE
£795 Per month



- Newly Refurbished & Well Presented
- Lounge Opening to a Spacious Kitchen
- Offered Unfurnished & Available Now
- Well Situated Close to Amenities
- Three Bedrooms & Wet Room
- Early Enquiry Strongly Encouraged

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.

23 West Street

Middleton, Manchester, M24 6BE

Charles Louis are delighted to present to let this newly refurbished family home situated close to amenities and transport links offered unfurnished and available immediately. This well presented property offers spacious living areas to the ground floor including lounge opening through folding French doors to the kitchen, and three bedrooms to the first floor, the second having double wardrobes fitted, plus wet room. To the rear, the property has an enclosed and attractive garden which is easy to maintain, having a decked seating area and section of faux lawn. Early enquiry is strongly encouraged to avoid disappointment.

Entrance

Front door opens into an entrance vestibule, with an inner door opening to the lounge.

Lounge

13'9 x 11'9 (4.19m x 3.58m)

With a front facing UPVC window, ornate coving and centre ceiling rose, feature fireplace with gas fire, radiator, TV point, telephone point and power points. Folding French doors open into the kitchen.



Kitchen

14'3 x 13'2 (4.34m x 4.01m)

With a rear facing UPVC window, tile effect flooring, under stairs cupboard, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset 1.5 sink and drain unit, gas cooker with extractor hood included, plumbing for a washing machine, space for a fridge freezer, stairs ascending to the first floor and UPVC door opening onto the decking area.



First Floor Landing

With power points and access to the loft.

Bedroom One

11'9 x 7'3 (3.58m x 2.21m)

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



Bedroom Two

13' x 7'2 (min 4'4 to robes) (3.96m x 2.18m (min 1.32m to robes))

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



Bedroom Three

10'6 x 5'9 (3.20m x 1.75m)

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



Wet Room

6'3 x 4'9 (1.91m x 1.45m)

Fully tiled with a rear facing UPVC window, extractor fan, electric shower, low flush WC and hand wash basin.



Rear Garden

An enclosed low maintenance garden featuring a decked seating area, an area of faux lawn and a good size storage shed.

