

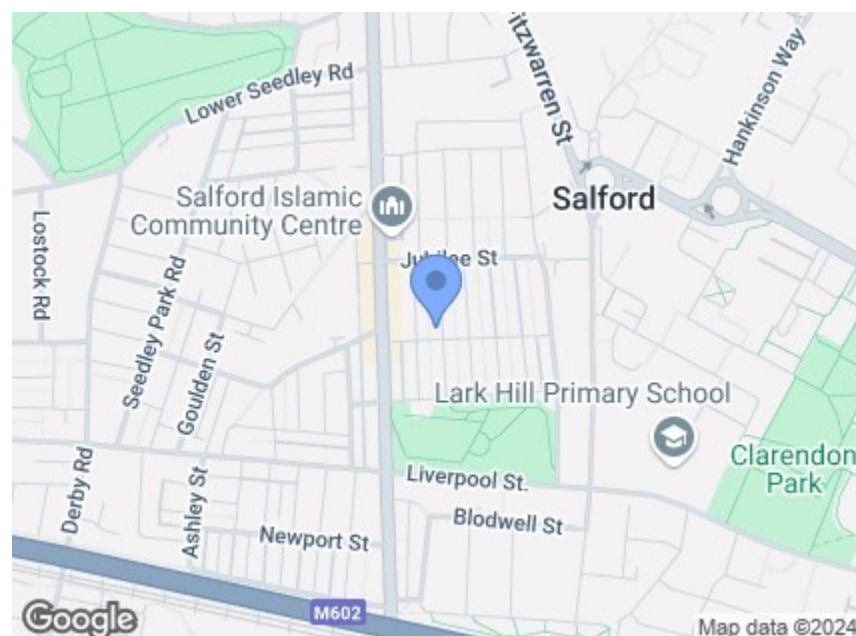
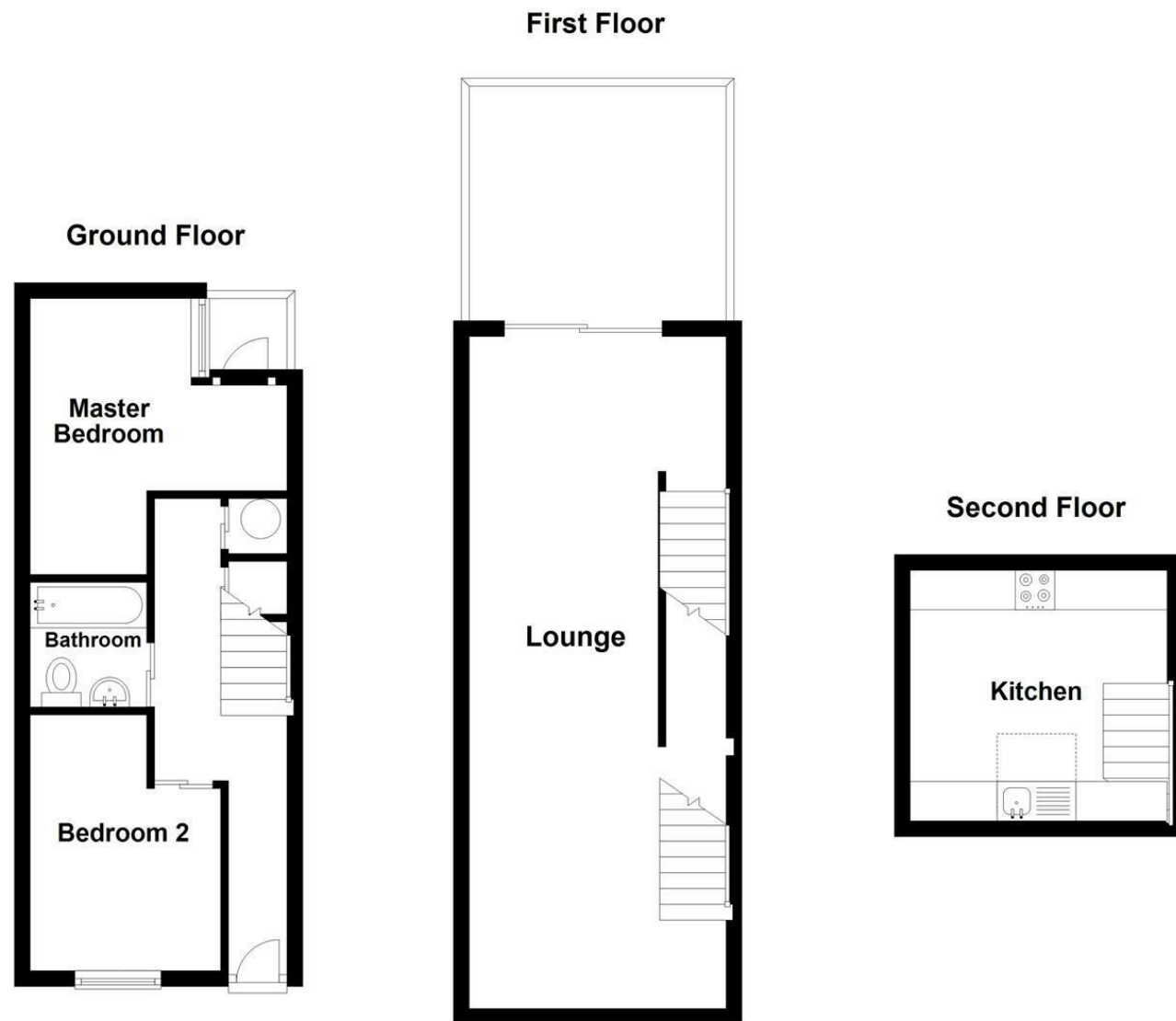


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**CHARLES LOUIS**

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**Directions**

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

**59 Laburnum Street**  
Salford, M6 5LZ

**£1,100 Per month**



- Two Bed Townhouse Set over Three Floors
- Part Of The Chimney Pots Development
- Having Easy Access to City Centre
- Ultra Modern Living Accommodation
- Fitted Kitchen With Integrated Appliances
- Council Tax Band A as of 31/08/2022
- Available to Occupy Immediately
- Viewing is Highly 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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# 59 Laburnum Street , Salford, M6 5LZ

Situated in the award winning and immensely popular Chimney Pot Park development, this property is ideally positioned just minutes from Media City UK and the tram network, linking you straight into Manchester City Centre which is also easy access by car. With stylish contemporary living accommodation laid out over three floors, the ground floor consists of two double bedrooms and bathroom plus storage cupboard and boiler room with washing machine in situ, whilst the first floor is taken up entirely with a spacious lounge and dining room opening out onto the patio area. Stairs from the lounge ascend to the kitchen which is fitted with integrated fridge and cooker. With a fabulous outside space and an allocated fob activated parking space, this is an ideal property for professionals working in Salford's media hub, hospital or university.

Available immediately, enquire now!

## Ground Floor

### Entrance Hall

With carpeted flooring, inset spotlights, wall-mounted heater, intercom phone and access to the boiler cupboard with plumbing for a washing machine. Stairs ascend to the first floor.

### Master Bedroom

11'6" x 10'3" (3.51m x 3.12m)

With a UPVC floor to ceiling window, wall mounted heater, TV point, telephone point, power points and access to a small patio area.



### Bedroom Two

10'8" x 8'1" (3.25m x 2.46m)

With a UPVC window, wall mounted heater, TV point, telephone point and power points.



### Bathroom

6'8" x 5'5" (2.03m x 1.65m)

With inset spotlights, heated towel rail and extractor fan. Fitted with a three piece suite comprising; panel enclosed bath with shower over, low flush WC and hand wash basin with mixer tap.



## First Floor

### Living Room

23'6" x 12'0" (7.16m x 3.66m)

With UPVC window and UPVC sliding doors leading out to the patio, inset spotlights, laminate flooring, TV point, telephone point, power points and stairs ascending to the kitchen.



### Kitchen

11'6" x 10'4" (3.51m x 3.15m)

Situated at the top level with a velux window, inset spotlights, laminate flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, integrated fridge/freezer, built-in electric oven with four-ring hob and extractor hood, and inset sink and drainer unit with mixer tap.



### Patio

Externally the property offers an attractive patio and decking area surrounded with plants and shrubs, ideal for sitting out.



### Parking

Allocated parking space accessed with a key fob.

Energy Rating D as of 31/08/2022

Council Tax Band A