



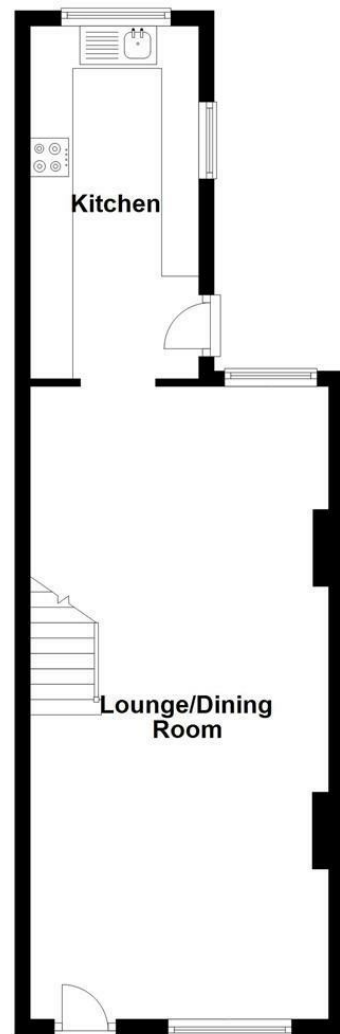
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS

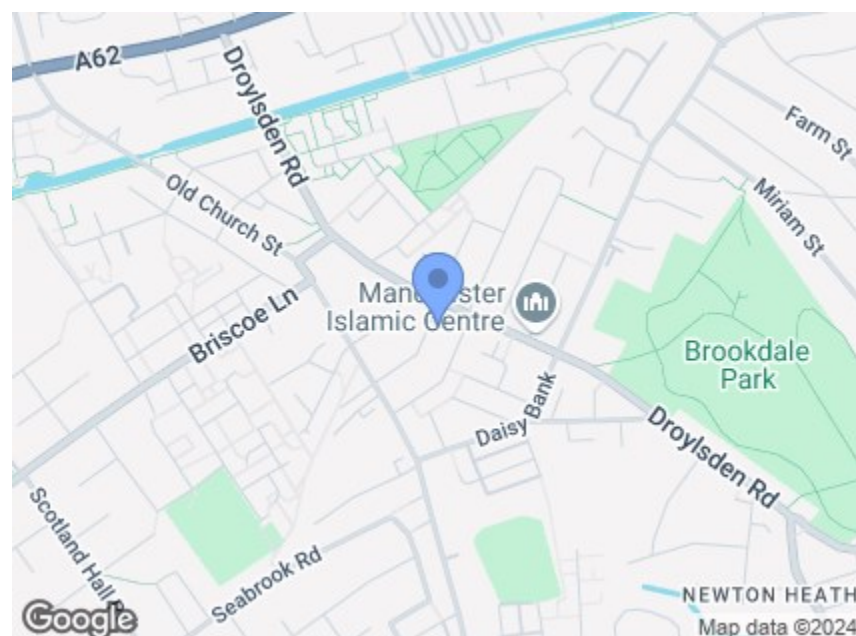
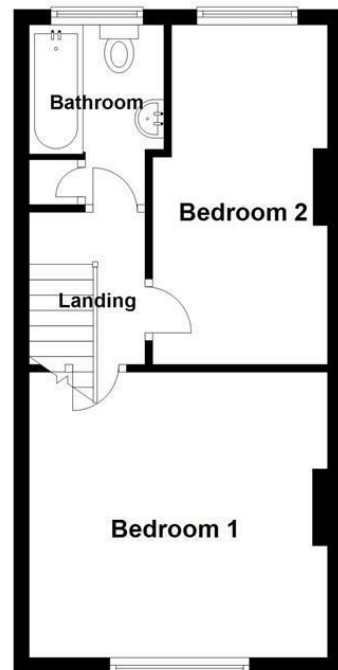
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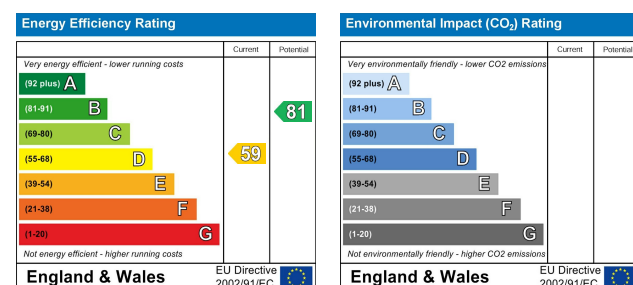
Ground Floor



First Floor



Directions



44 Hethorn Street
Moston, Manchester, M40 1LT

£925 Per month



- Spacious & Well Presented End Terrace
- Newly Redecorated & Improved
- Two Good Size Bedrooms To First Floor
- Easy Maintenance Yard to the Rear
- Early Enquiry Strongly Recommended
- Popular Location, Good Transport Links
- Through Lounge, Modern Kitchen
- Modern Bathroom With 3 pc Suite
- Offered Unfurnished & Available mid August

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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44 Hethorn Street

Moston, Manchester, M40 1LT

A deceptively spacious, well presented and modern garden fronted end terrace in a popular location ideal for a professional couple or small family. This newly redecorated property benefits from having uPVC double glazed windows & gas central heating, an attractive and easy to maintain garden to the rear, and good size rooms throughout. Briefly comprising generous through lounge dining room, a modern fitted kitchen with newly fitted flooring, two good sized bedrooms and bathroom with a 3 piece suite in white. Offered unfurnished and available to occupy from 19th August, we encourage you to enquire as soon as possible to avoid disappointment.

Through Lounge/Dining Room

26'8" x 12'9" (8.15m x 3.91m)

UPVC front entrance door opens into a spacious open reception room with dual aspect windows, wood effect flooring, wall mounted fire, two radiators, TV point and power points.



Kitchen

13'8" x 7'3" (4.19m x 2.21m)

With rear and side facing UPVC windows, newly laid flooring and ample power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in oven and gas hob with extractor hood, plumbing for a washing machine, space for tumble dryer and fridge freezer.



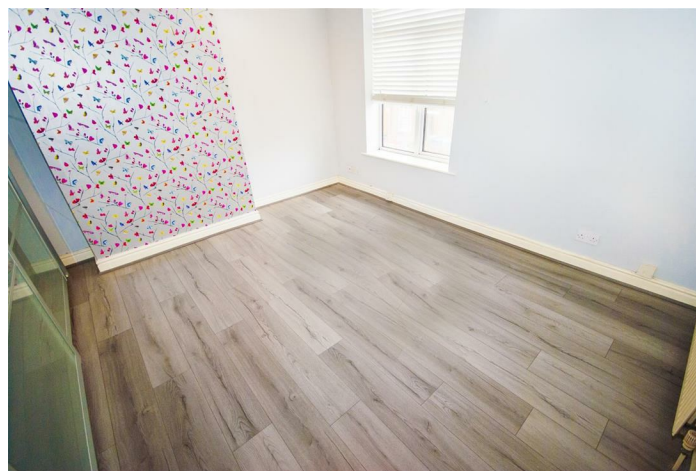
First Floor Landing

Leading to Bedrooms One and Two plus Bathroom.

Bedroom One

12'2" x 12'9" (3.73m x 3.89m)

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



Bedroom Two

14'7" x 6'9" (4.45m x 2.06m)

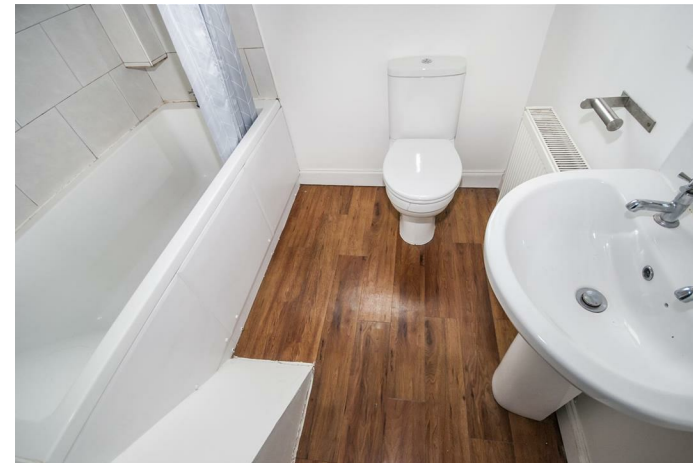
With a rear facing UPVC window, wood effect flooring, radiator and power points.



Bathroom

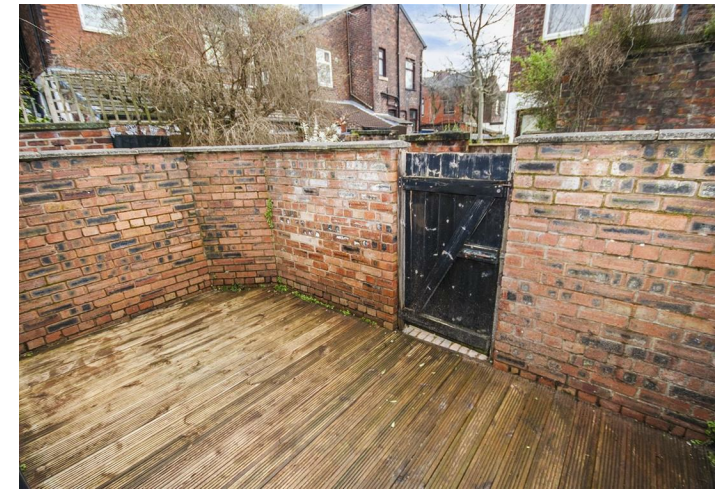
7'8" x 6'5" (2.34m x 1.96m)

Partly tiled with a rear facing UPVC glazed window, wood effect flooring, radiator and three piece bathroom suite comprising panel enclosed bath with shower over, low flush WC and hand wash basin with pedestal.



Rear Yard/Garden

A walled and decked rear yard with access gate.



Council Tax Band A