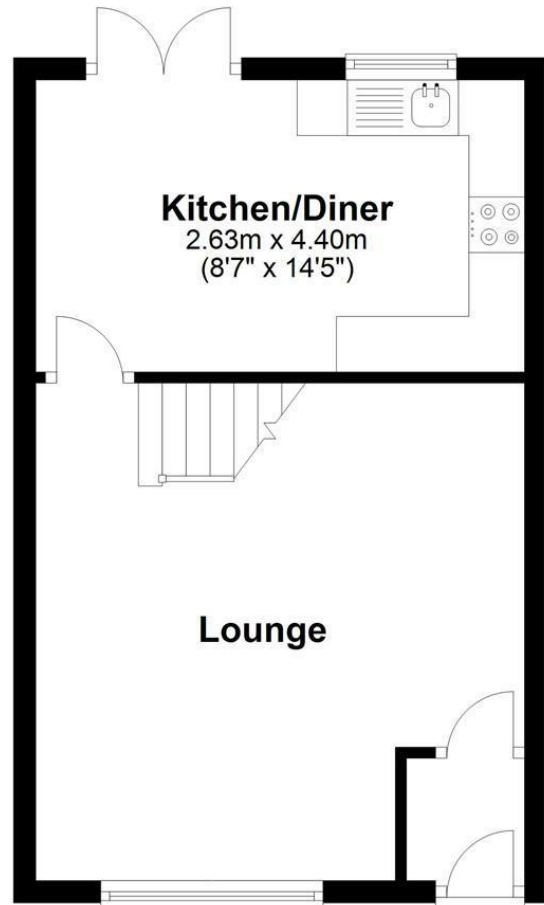


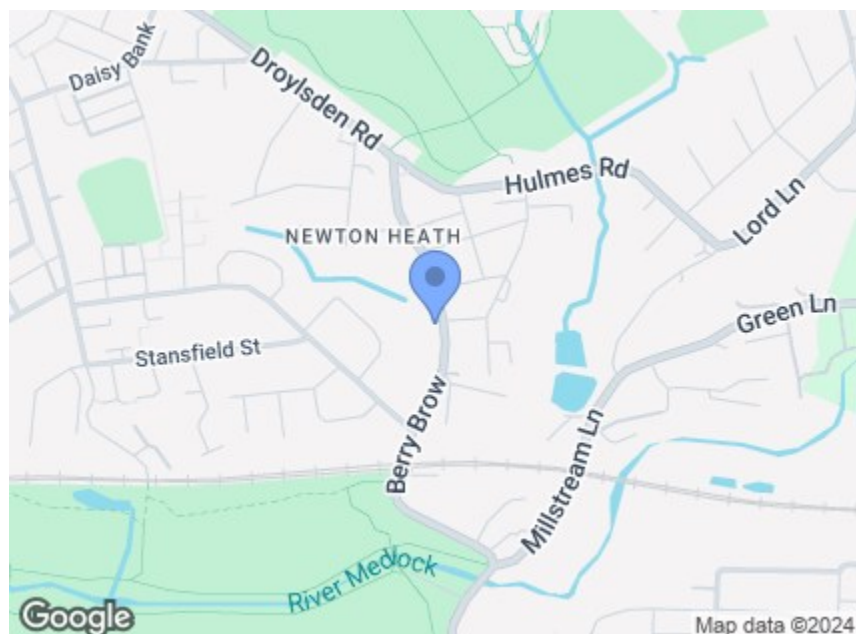
Ground Floor
Approx. 31.7 sq. metres (340.9 sq. feet)



First Floor
Approx. 31.7 sq. metres (340.9 sq. feet)



Total area: approx. 63.3 sq. metres (681.8 sq. feet)



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	81		
	61		
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	

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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74 Graver Lane

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****DECEPTIVELY SPACIOUS & BEAUTIFULLY PRESENTED DETACHED FAMILY HOME** GARDEN FRONTED WITH DRIVEWAY PARKING** PRIVATE & UNOVERTLOOKED GARDEN TO THE REAR** AVAILABLE NOW**

Charles Louis Lettings are delighted to offer to let this fabulous family home situated in a popular residential area close to public transport links including the Metrolink which provides easy access into Manchester City Centre and the surrounding areas. Comprising entrance vestibule opening to the lounge, dining kitchen with French doors opening out to the garden, two double bedrooms and a single, and family bathroom fitted with a modern bathroom suite in white. With UPVC double glazed windows, gas central heating and driveway parking, this property is likely to generate lots of interest and must be viewed at your earliest opportunity to avoid disappointment.

Entrance Vestibule

UPVC front door opens into an entrance vestibule with laminate wood effect flooring, power point and an inner door opening to the lounge.

Lounge

16'5 x 14'8 (5.00m x 4.47m)

With a front facing UPVC shuttered window, coving, laminate wood effect flooring, feature fireplace with an electric fire, radiator, TV point, power points and stairs ascending to the first floor.



Kitchen/Dining Room

14'5 x 8'7 (4.39m x 2.62m)

With a rear facing UPVC window, laminate wood effect flooring, radiator, power points, range of wall and base units with contrasting work surfaces, inset ceramic sink and drainer unit, built in electric oven, electric hob with extractor hood, plumbing for washing machine, space for a fridge/freezer, and French doors opening out to the garden.



First Floor Landing

With a side facing UPVC shuttered window, laminate wood effect flooring, a power point and loft access.

Master Bedroom

12'10 x 8'9 (3.91m x 2.67m)

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



Bedroom Two

8'8 x 7'10 (2.64m x 2.39m)

With a rear facing UPVC window, radiator, laminate wood effect flooring, power points and a walk-in cupboard with hanging rail.



Bedroom Three

10 x 5'7 (3.05m x 1.70m)

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



Bathroom

Partly tiled with a rear facing opaque UPVC window, tiled flooring, heated towel rail and three piece bathroom suite comprising; panel enclosed bath with shower over and screen, low flush W/C and hand wash basin with vanity unit.



Rear Garden

An enclosed and private rear garden which is mainly laid to lawn with plant and shrub borders, a patio area, external lighting and water supply.



Front

The property is set behind a dwarf wall and benefits from having a lawned garden to the front, and wrought iron gates opening on the driveway.