



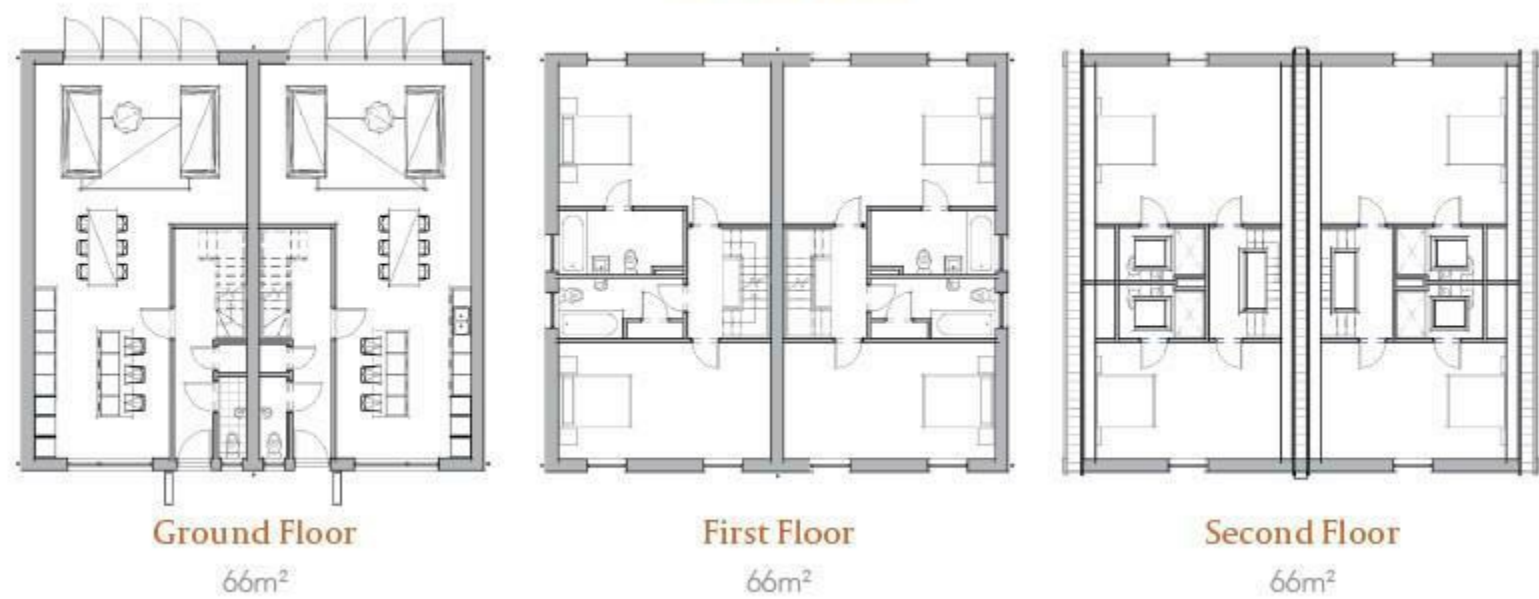
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# CHARLES LOUIS

HOMES LIMITED

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## Semi Detached



## 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) 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 <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

18 Kingsley Road  
Manchester, M22 4NL

£455,000



- 3 Bedroom New Build Link-Detached
- Highest Standard of Design and Build
- Modern Fitted Kitchen with Integrated Appliances
- Viewing Highly Recommended

- Garage and Driveway Parking
- Outstanding Transport Links
- Downstairs WC, Family Bathroom and Master Bathroom
- 1320 Total Square Footage - Set Over Three Floors

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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# 18 Kingsley Road

, Manchester, M22 4NL

Charles Louis Homes are delighted to bring to market this stunning collection of family homes, designed for modern living and set in the ever popular area of Northenden, Manchester. There are two different property types on this superb development.

Six superbly designed link-detached town houses, again set over three floors to give 1320 square feet of floor space with an attached garage providing a further 152 square feet. Each including an open plan kitchen/diner downstairs WC and utility room. A lounge, two bedrooms and family bathroom to the first floor. A master bedroom with en-suite and access to the balcony.

The modern design and layout of all the homes at Kingsley Road, along with the commitment to the highest standard of build, results in a collection of homes that fit superbly into their surroundings, beautifully balancing spacious family living with a central and desirable location.

## General

- \* LED lighting throughout
- \* Stone finish Anthracite grey window frames and doors
- \* Patio doors leading to turfed gardens
- \* Fibre broadband and TV ready
- \* Allocated parking
- \* Carpeted and tiled throughout

## Kitchen

- \* Shaker style fitted kitchen
- \* Quartz worktops
- \* Multi function single oven and ceramic hob
- \* Integrated dishwasher
- \* Integrated fridge and freezer

## Bathrooms

- \* Fitted main bathroom suites with bathtubs
- \* Downstairs WC and an en-suite
- \* Concealed Shower
- \* Fitted vanity units
- \* Chrome heated towel rails

## External

- \* Turfed landscaped gardens
- \* Paved patio
- \* Allocated parking
- \* Electric car charging points