



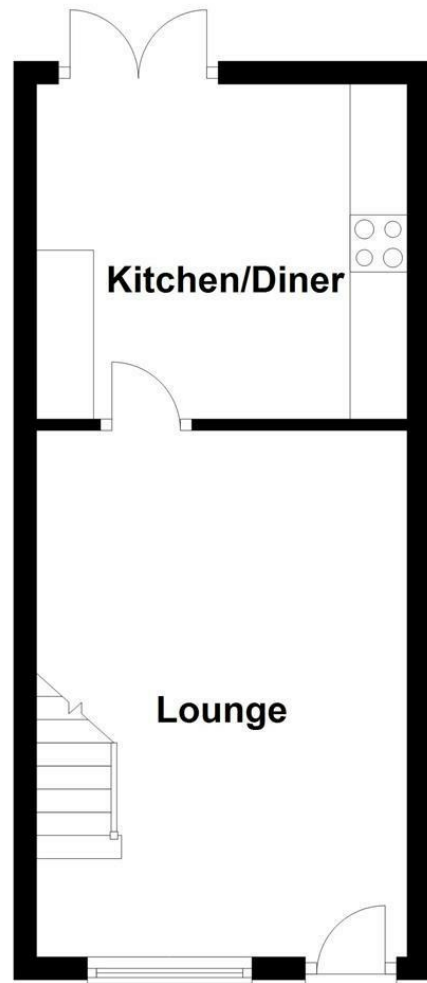
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

**CHARLES LOUIS**

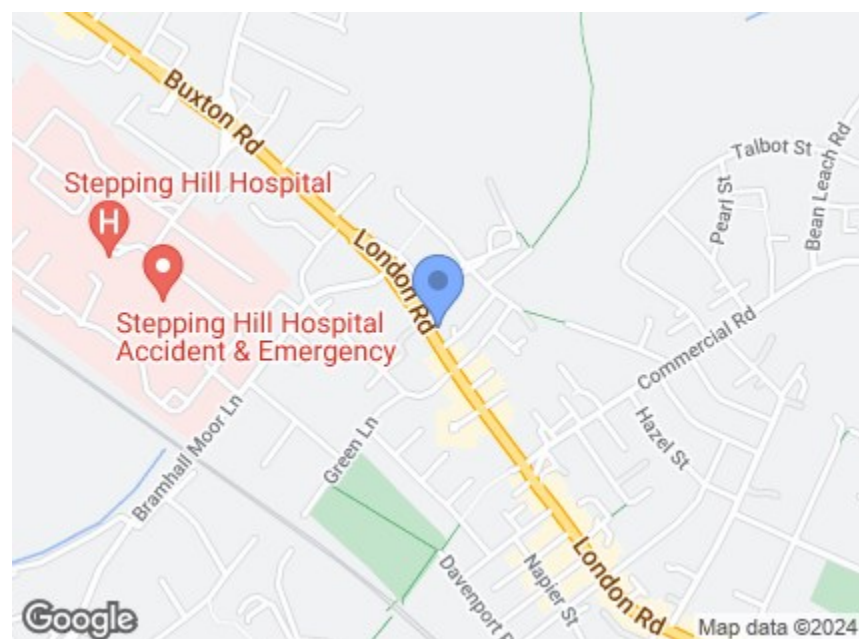
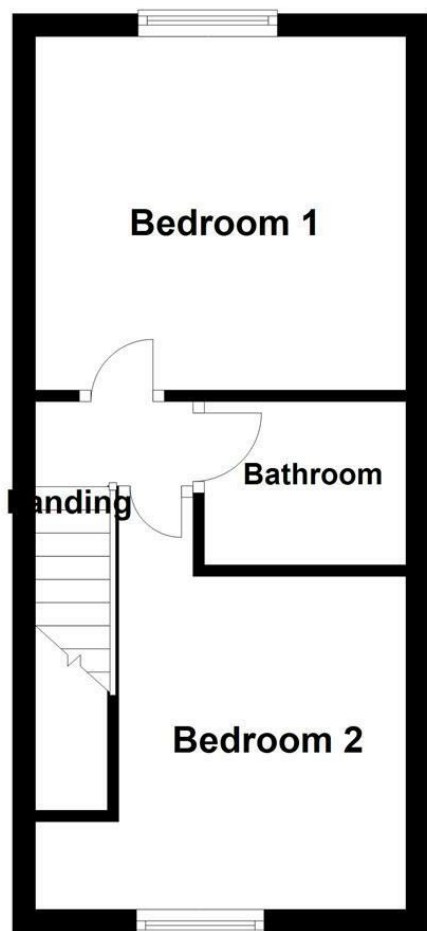
HOMES LIMITED

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**Ground Floor**



**First Floor**



**Directions**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	92	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

**29 London Road**  
Hazel Grove, Stockport, SK7 4AW  
**£1,000 Per month**



- Well Presented Mid Terraced House
- Modern Fitted Kitchen With Appliances
- Two Double Bedrooms, New Beds Included
- Parking Available to Rear of Yard
- GCH & UPVC Double Glazing
- Fitted Bathroom With Three Piece Suite
- Generous Size Yard to the Rear
- Partly Furnished & Available Immediately

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.



# 29 London Road

## Hazel Grove, Stockport, SK7 4AW

Charles Louis Lettings is pleased to offer to let this well presented and well proportioned terraced house in the ever sought after Hazel Grove area, available immediately and offered partly furnished.

The property comprises lounge and kitchen fitted with electric oven and gas hob plus freestanding fridge freezer and washing machine, two double bedrooms both with brand new double beds included (can be removed if not needed), plus bathroom fitted with a three piece suite including bath with shower over and screen. To the rear there is a generous courtyard and beyond that a parking area which is accessed from the side. Early enquiry is strongly recommended.

### Lounge

15'2 x 10'8 (4.62m x 3.25m)

UPVC front door opens into the lounge with a front facing UPVC window, radiator, TV point and power points.



### Kitchen Diner

10'8 x 9'8 (3.25m x 2.95m)

With tiled flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, insert sink and drainer unit, built in electric oven with gas hob and extractor hood, freestanding washing machine and fridge freezer to remain. French doors open out to the garden.



### First Floor Landing

With power points and access to the loft

### Bedroom 1

10'9 x 10'1 (3.28m x 3.07m)

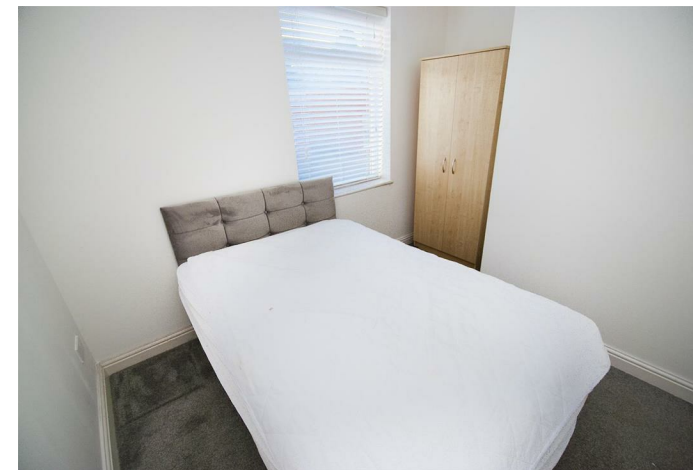
With a rear facing UPVC window, insert spot lights, radiator and power point. Double bed with mattress included.



### Bedroom 2

11'4 x 10'8 (3.45m x 3.25m)

With a front facing UPVC window, insert spot lights, radiator and power point. Double bed with mattress and free standing wardrobe included.



### Bathroom

Fully tiled, laminate flooring heated towel rail and extractor fan, fitted with a three piece bathroom suite comprising panel enclosed bath with shower over and screen, low flush WC and hand wash basin.



### Yard

To the rear of the property there is a n enclosed yard area, and parking is available beyond.



### Room For Parking



Council Tax Band A