



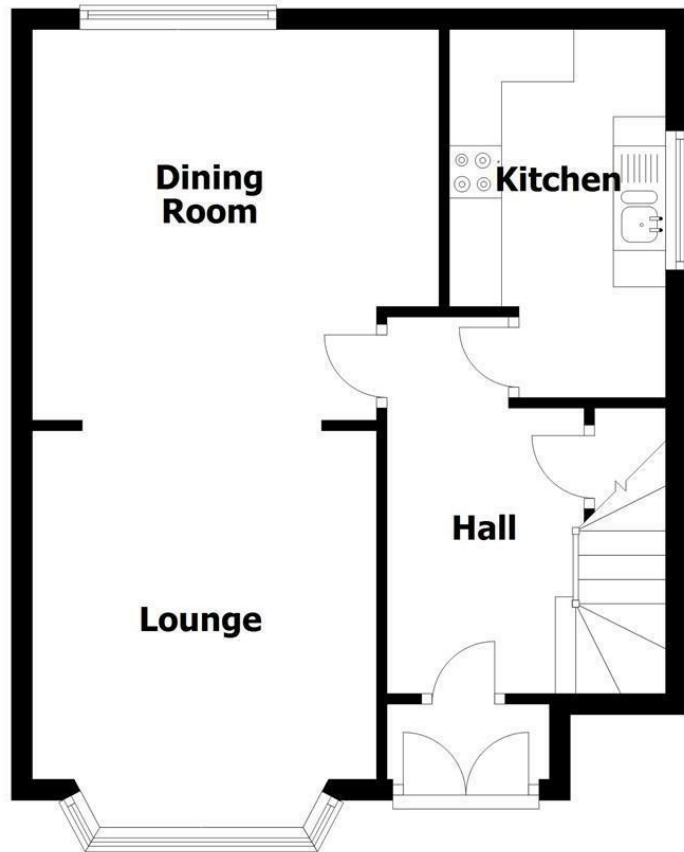
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS

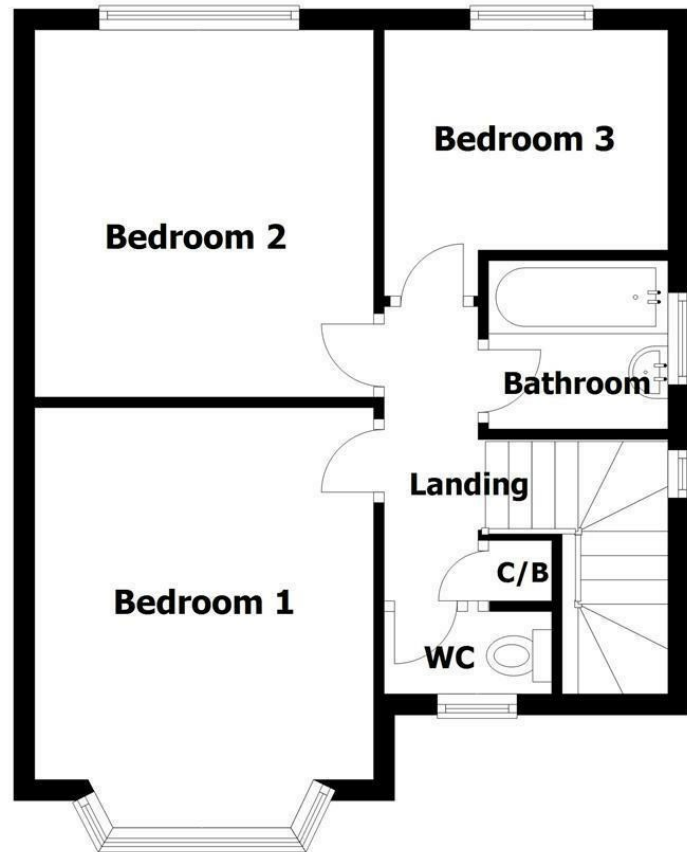
HOMES LIMITED

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Ground Floor



First Floor



Directions

At junction 20, take the A664 exit to Middleton/Blackley, take the slip road to Alkrington Interchange/Rochdale Rd/A664. Turn right onto Alkrington Interchange/Rochdale Rd/A664 and continue to follow Rochdale Rd/A664. Turn left onto Victoria Ave E/A6104, continue straight to stay on Victoria Ave E/A6104. Next turn right onto Northwold Dr. Next turn left onto Topcliffe Rd, then turn right onto Hinchley Rd and left onto Ainsbrook Ave. At Four Ways, continue straight onto Moston Ln and turn right onto Enville Rd.

11 Enville Road
Manchester, M40 5GF

Price guide £230,000



- Well Presented Three Bedroomed Semi Detached Property
- Located In A Well Sought After Location
- Driveway Parking & Garden To Rear
- Close To Local Amenities, Transport Links, Motorway & Schools

- Sold With No Chain
- Generous Living Space with Two Receptions
- Gas Central Heating and Double Glazing Throughout
- A Must See!!! To Appreciate Sie, & Location

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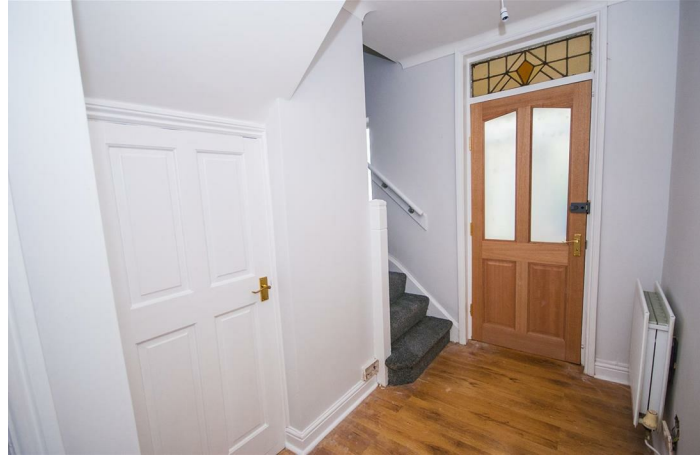
SOLD WITH NO CHAIN**WELL PRESENTED THREE BEDROOMED SEMI DETACHED PROPERTY**SITUATED IN A WELL SOUGHT AFTER LOCATION**DRIVEWAY PARKING & GARDEN**Charles Louis Homes are pleased to bring to the market this charming three bedroomed semi detached family home nestled in a well sought after location. This property boasts close proximity to local schools, amenities, public transport, and motorway connections and is sold with no chain.

The layout features an inviting entrance hallway leading to a bay-fronted lounge, dining area, kitchen, and staircase to the upper level. Upstairs are three bedrooms, a family bathroom, and a separate WC. Outside we have a well proportioned garden and driveway parking.

Don't miss out on this lucrative opportunity—schedule your viewing now!

Entrance Hallway

UPVC French doors open into the porch way, opening onward through an inner door to the hallway.



Lounge

11'9 x 11'3 (3.58m x 3.43m)
With a front facing UPVC bay window, laminate laid wood effect flooring, radiator, power points and an open archway to the dining room.



Dining Room

12'2 x 12'8 (3.71m x 3.86m)
With a rear facing UPVC window overlooking the garden, laminate laid wood effect flooring, feature fireplace with gas fire, radiator and power points.



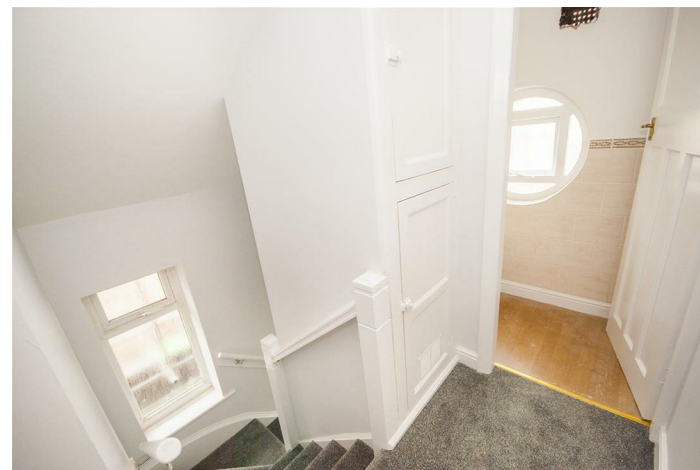
Kitchen

12'4 x 6'10 (3.76m x 2.08m)
With a side facing UPVC window, tiled flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer, space for a gas cooker, plumbing for a washing machine and space for a fridge freezer. UPVC door to the rear opens out to the garden.



First Floor Landing

With a side facing UPVC window, power points, storage cupboard and access to the loft.



Bedroom One

13'6 x 11'3 (4.11m x 3.43m)
With a front facing UPVC bay window, laminate laid wood effect flooring, radiator and power points.



Bedroom Two

10'6 x 10'8 (3.20m x 3.25m)
With a rear facing UPVC window, laminate laid wood effect flooring, radiator and power points.



Bedroom Three

7'4 x 8'9 (2.24m x 2.67m)
With a rear facing UPVC window, laminate laid wood effect flooring, radiator and power points.



Bathroom

5'2 x 5'7 (1.57m x 1.70m)
Partly tiled with a side facing UPVC opaque window, laminate laid wood effect flooring, radiator and two piece bathroom suite comprising panel enclosed bath with mixer taps and hand wash basin with pedestal.



WC

With a front facing glazed portal window, laminate laid wood effect flooring and low flush WC.



Rear Garden

A generous and enclosed garden featuring a patio area and a good expanse of lawn with plant and shrub borders.



Tenure - Leasehold
Council Tax - Manchester band B