

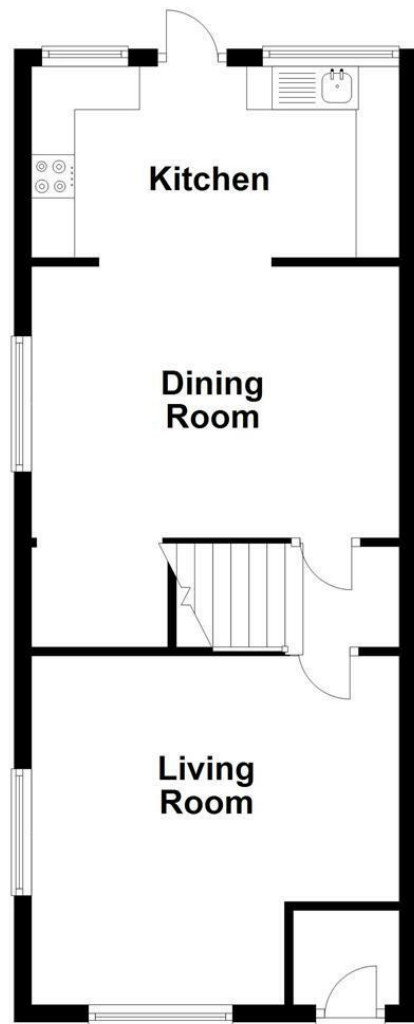


Charles Louis Homes Ltd
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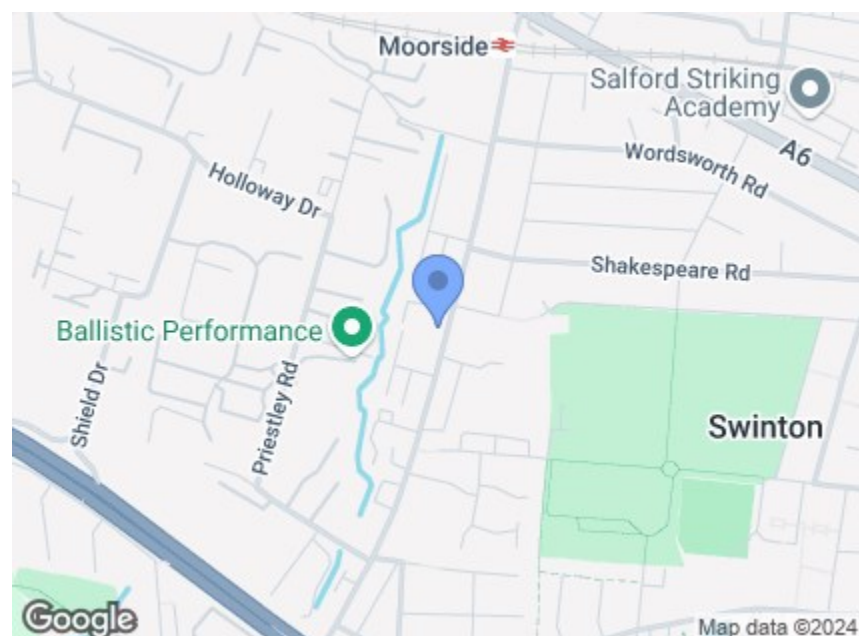
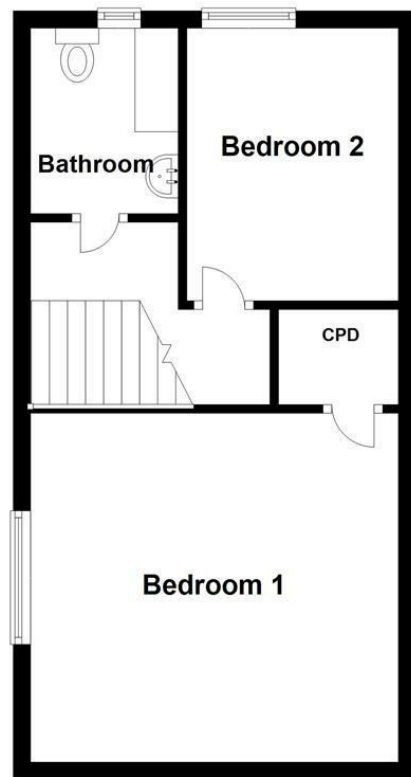
CHARLES LOUIS
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Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
88	70	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

EU Directive 2002/91/EC

249 Moorside Road
Swinton, Manchester, M27 9PE

£995 Per month



- Two-bedroom terraced property located in Swinton, Manchester
- Newly Redecorated and Re-carpeted Throughout
- Unfurnished and available to occupy immediately
- Close to local amenities and excellent transport links
- Two Reception Rooms, Kitchen with Fitted Cooker and Fridge Freezer
- Rear garden perfect for outdoor relaxation or entertaining

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.

249 Moorside Road

Swinton, Manchester, M27 9PE

Charles Louis are delighted to offer to let this two-bedroom terraced property which has just undergone a substantial scheme of refurbishment, situated in the desirable area of Swinton, Manchester. The home is unfurnished, allowing tenants to customize the space to their liking. It features a spacious lounge, dining room opening to the kitchen fitted with cooker and integrated fridge/freezer, whilst to the first floor there are two good size bedrooms and house bathroom. This property offers a great combination of comfort and convenience, with close proximity to local amenities and excellent transport links, making it an ideal rental option for those seeking a home in Swinton.

Entrance vestibule

Front facing UPVC entrance door opens into the entrance vestibule.

Lounge

43'7" x 45'11" (13.3 x 14.0)

With a UPVC door opening into the dining room, front and side facing UPVC double glazed window, radiator and power points.

Hallway

With an understairs cupboard and stairs ascending to the first floor.

Dining Room

33'9" x 45'7" (10.3 x 13.9)

With an archway opening into the kitchen, side facing UPVC double glazed window, radiator and power points.

Kitchen

23'11" x 45'7" (7.3 x 13.9)

With two rear facing UPVC double glazed windows, laminate wood effect flooring, radiator, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in gas oven, gas hob with extractor hood, plumbing for washing machine and space for a fridge/ freezer and UPVC door to the rear opening into the garden.

Master bedroom

43'3" x 45'11" (13.2 x 14.0)

With a side facing UPVC double glazed window, radiator and power points.

Bedroom two

26'2" x 34'1" (8.0 x 10.4)

With a rear facing UPVC double glazed window, radiator and power points.

Bathroom

18'0" x 23'3" (5.5 x 7.1)

Partly tiled with a rear facing UPVC double glazed window, three piece bathroom suite comprising panel enclosed bath with electric power shower, low flush WC and hand wash basin with pedestal.