



Charles Louis Homes Ltd  
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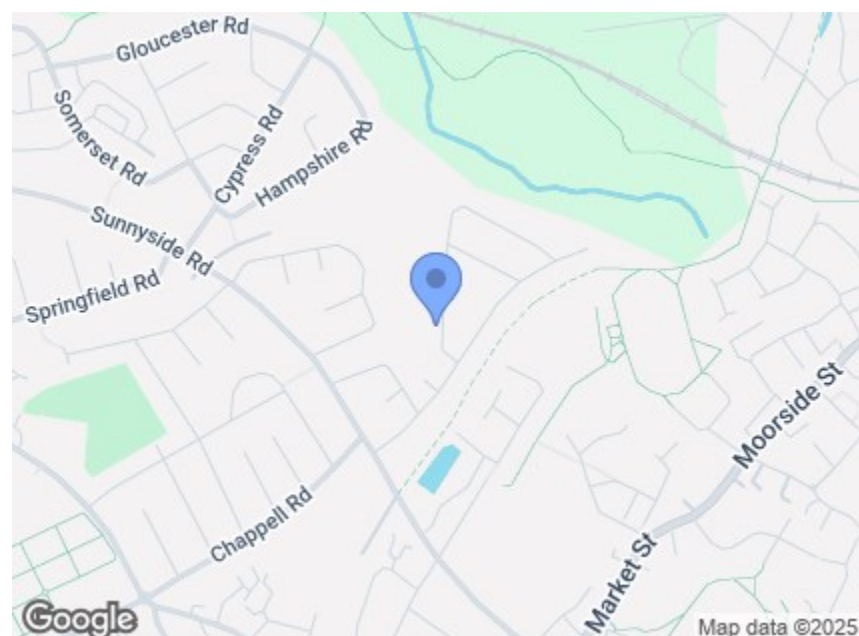
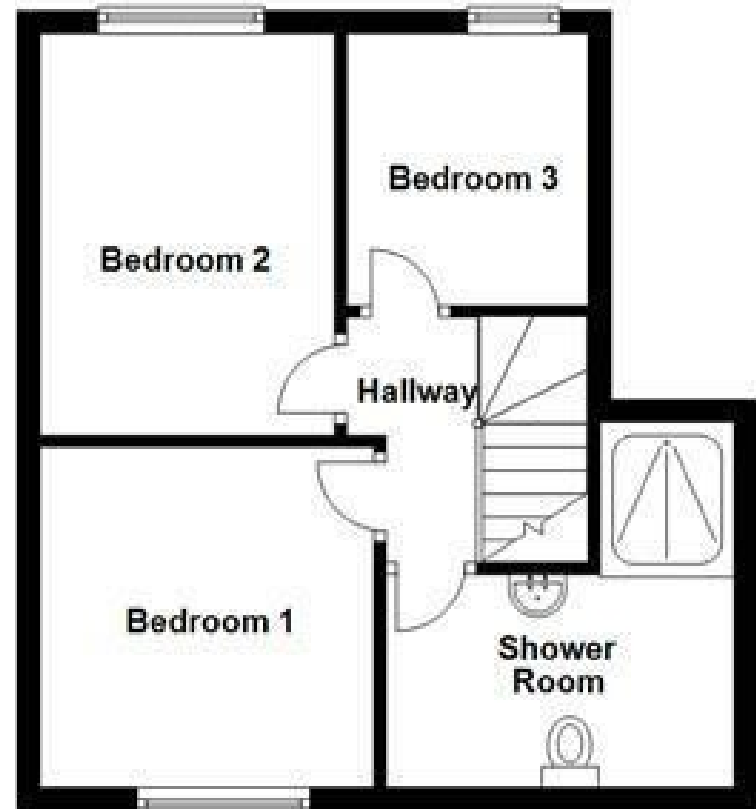
**CHARLES LOUIS**  
HOMES LIMITED

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**Ground Floor**



**First Floor**



**Directions**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	87		

Energy Efficiency Rating: 87 (Current and Potential). Environmental Impact (CO<sub>2</sub>) Rating: (Current and Potential ratings are not explicitly shown in the provided image).

**15 Bell Clough Road**  
Droylsden, Manchester, M43 7NS

**£1,050**



- Three Bedroomed Terraced House
- Ground Floor WC plus House Bathroom
- Unfurnished, Available from 29th March 2025

- Close to Transport Links
- Attractive Garden With Decking Area
- Early Enquiry Strongly Encouraged

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.

# 15 Bell Clough Road

## Droylsden, Manchester, M43 7NS

**\*VIEWING RECOMMENDED\* UNFURNISHED & AVAILABLE FROM THE 29TH OF MARCH\***

Charles Louis are pleased to offer for rent this spacious 3-bedroom, 2-bathroom terraced property, situated in the popular area of Droylsden. Ideally located close to local amenities, schools, transport links, and the motorway network, this property offers convenience and comfort. The property briefly comprises an entrance hallway leading to a lounge, kitchen, and WC on the ground floor. The first floor includes a master bedroom, a second double bedroom, a further single bedroom, and a family bathroom. Additionally, the property benefits from both a large, attractive garden to the rear and a to the front with decking area, offering plenty of outdoor space.

Early viewing is highly recommended to avoid disappointment!

### Entrance Hallway

4'0 x 3'10 (1.22m x 1.17m)

Composite door to the front elevation, laminate wood effect flooring, access to living room and stairs leading to first floor landing.

### Lounge

12'6 x 12'6 (3.81m x 3.81m)

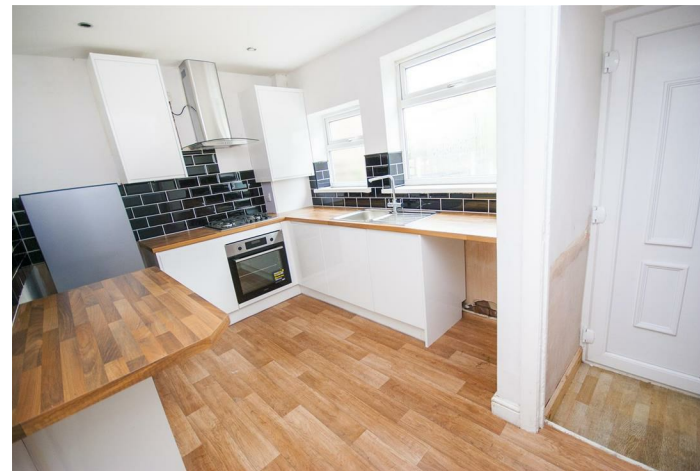
With a front facing uPVC window, laminate wood effect flooring, gas central heating radiator, TV point, power points



### Kitchen

12'6 x 8'07 (3.81m x 2.62m)

With two rear facing uPVC windows overlooking the garden, laminate wood effect flooring, power points, spot lighting, a range of high white gloss base and wall units, inset sink with drainer unit, built in gas oven, gas hob with extractor hood above, plumbing for washing machine, space of fridge/freezer, breakfast bar space, open plan into inner hallway.



### Downstairs WC

4'03 x 2'03 (1.30m x 0.69m)

With an opaque uPVC window, hand wash basin and low level WC.

### First Floor Landing

7'11 x 6'09 (2.41m x 2.06m)

Giving access to bedroom 1, 2, 3, shower room and loft access.

### Bedroom One

10'01 x 9'09 (3.07m x 2.97m)

With a front facing uPVC window, gas central heating radiator, power points.



### Bedroom Two

10'10 x 8'05 (3.30m x 2.57m)

With a rear facing uPVC window, gas central heating radiator, power points



### Bedroom Three

7'09 x 6'09 (2.36m x 2.06m)

With a rear facing uPVC window, gas central heating radiator, power points.



### Shower Room

10'04 x 9 (3.15m x 2.74m)

Fully tiled with a front facing uPVC window, tiled flooring, three piece suite comprising of; walk in electric shower, hand wash basin with pedestal & low level flush.

### Rear Garden

An enclosed private rear garden, mainly laid to lawn with decking area.

