

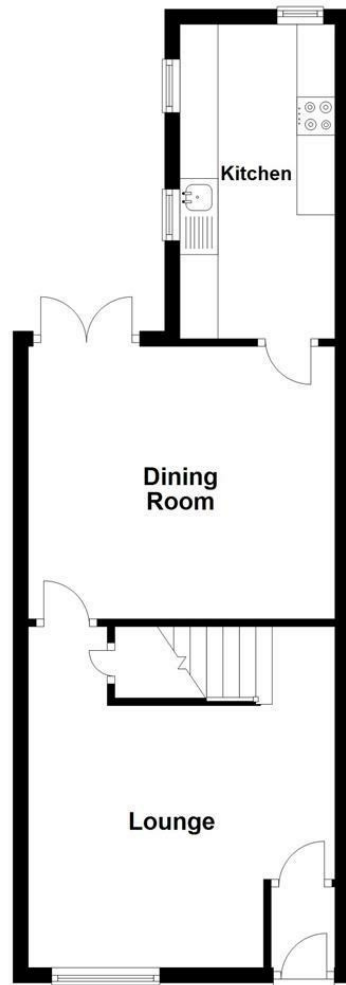


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

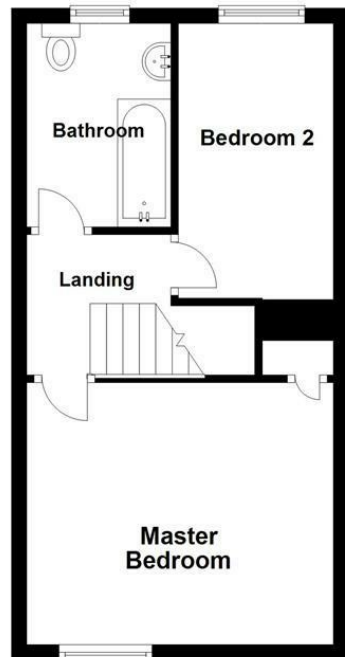
**CHARLES LOUIS**  
HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

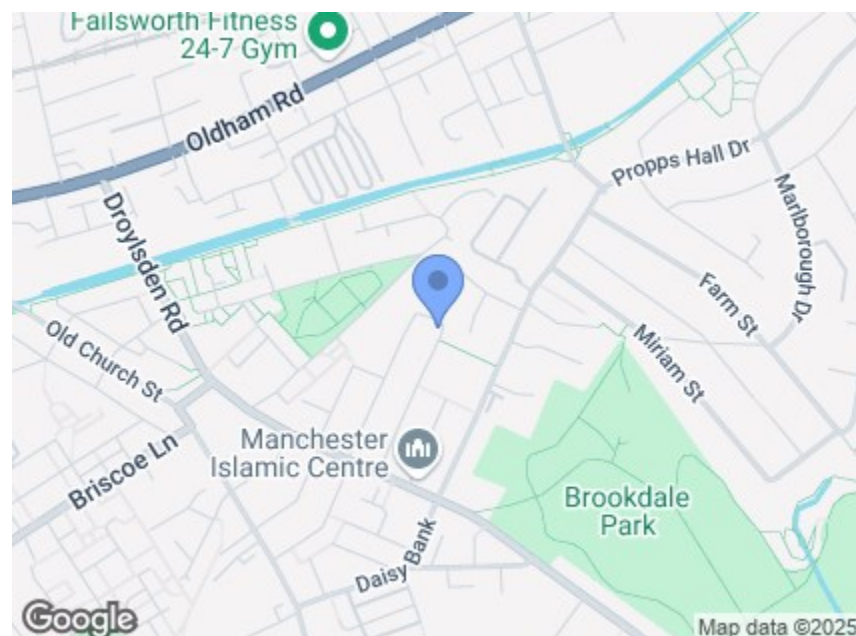
**Ground Floor**  
Approx. 41.6 sq. metres (447.4 sq. feet)



**First Floor**  
Approx. 32.9 sq. metres (354.5 sq. feet)



Total area: approx. 74.5 sq. metres (801.8 sq. feet)



**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) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

**81 Rossington Street**  
Newton Heath, Manchester, M40 1PG  
**£975 Per month**



- Offered with Flat Fair, our alternative deposit option
- Offered Unfurnished & Available Immediately
- Generous Master Bedroom plus A Second Double
- Recently Refurbished & Beautifully Presented
- Spacious Mid Terraced Property in a Quiet Street
- Lounge, Dining Room & a Stylish Modern Kitchen
- Sleek House Bathroom with Shower Over Bath

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.

# 81 Rossington Street

## Newton Heath, Manchester, M40 1PG

IMMACULATLY PRESENTED | MODERN & SPACIOUS TWO-BEDROOM TERRACE | TWO RECEPTION ROOMS | STYLISH KITCHEN & BATHROOM | WALKING DISTANCE TO TRAM STOP & AMENITIES. OFFERED WITH FLATFAIR, AN ALTERNATIVE DEPOSIT OPTION.

Available unfurnished and ready to move into from 22nd May 2025, this beautifully presented two-bedroom terraced home offers generous living space throughout. The accommodation comprises a bright lounge, separate dining room, a modern fitted kitchen, two double bedrooms, and a contemporary bathroom.

Externally, the property features a low-maintenance walled courtyard to the rear, perfect for relaxing or entertaining. Ideally located within walking distance of local schools, supermarkets, and a variety of amenities, it also offers easy access to Manchester City Centre via the nearby Newton Heath & Moston tram stop (just a 15-minute walk).

Early viewing is highly recommended – call today to arrange your appointment!

### Entrance Vestibule

Front entrance door into the vestibule with alarm panel and inner door opening to the lounge.

### Lounge

13'3 x 11'1 (min) (4.04m x 3.38m (min) )  
With a front facing UPVC picture window, laminate laid wood effect flooring, radiator, TV point and power point,s. Stairs with under cupboard ascend to the first floor landing.



### Dining Room

13'3 x 11'9 (4.04m x 3.58m)  
With laminate laid wood effect flooring, radiator, power points and UPVC French doors opening out to the yard.



### Kitchen

13'7 x 6'8 (4.14m x 2.03m)  
Modern kitchen with dual aspect windows rear and side, tiled flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, 1.5 inset sink and drainer unit, built in electric oven with electric hob and extractor hood over, plumbing for a washing machine and space for a fridge freezer.



### First Floor Landing

With laminate flooring, power point and access to the loft space.

### Master Bedroom

13'3 x 11'3 (4.04m x 3.43m)  
With a front facing UPVC window, laminate flooring, radiator, power points and built in cupboard.



### Bedroom Two

12'9 x 6'5 (3.89m x 1.96m )  
With a rear facing UPVC window, laminate flooring, radiator and power points.



### Bathroom

7'6 x 6'5 (2.29m x 1.96m)  
Fully tiled with a rear facing UPVC opaque window, spotlighting, heated towel rail and three piece bathroom suite comprising panel enclosed bath with waterfall shower over, hand held attachment and screen, low flush WC and hand wash basin with pedestal.



### Rear Yard

An enclosed yard with an external water supply and rear gate.