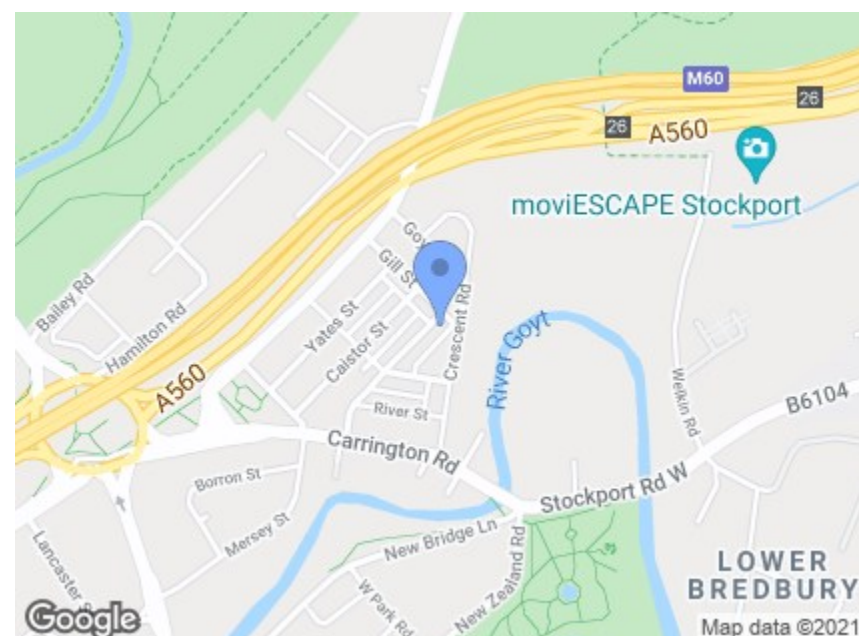
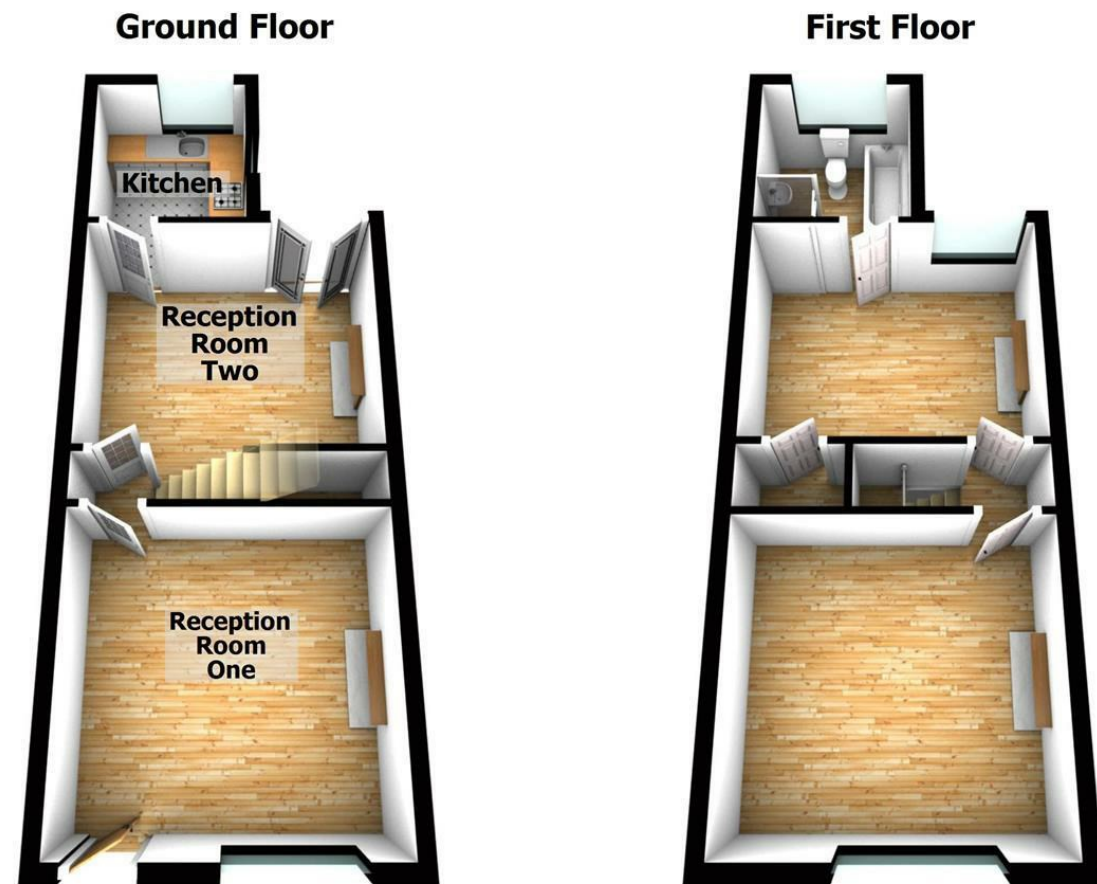




Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
64	88	60	88

44 Charlotte Street
Portwood, Stockport, SK1 2QH
Guide price £125,000



- Two Double Bedrooms
- Sold with No Chain
- Yard to Rear
- Ideal for first time buyers & Investors

- Well Presented Mid Terraced Property
- Modern Fitted Kitchen & Bathroom
- Two Reception Rooms
- Viewing Essential to Appreciate Property

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.

44 Charlotte Street

Portwood, Stockport, SK1 2QH

****SOLD WITH NO CHAIN**IDEAL FOR FIRST TIME BUYERS & INVESTORS**** Charles Louis Homes are pleased to bring to the market this Two Double Bedroom Mid Terraced property, located in a popular location and close to Stockport Town Centre and easy onward drive to the motorway network. The property in brief comprises of Reception Room One, Reception Room Two with access to rear yard and kitchen. The first floor leads off to Bedroom one and two and has a good size Bathroom which is accessed from Bedroom Two. The property benefits from gas central heating and double glazing throughout. Viewing is highly recommend to appreciate property and is ideal for first time buyers and investors alike.

Reception Room One

11.5 x 12.1 (3.35m.1.52m x 3.66m.0.30m)
uPVC window to front elevation, wood fire surround with gas fire place, laminate wood flooring, gas central heating radiator, centre ceiling light.



Reception Room Two

12.2 x 18.2 (3.66m.0.61m x 5.49m.0.61m)
uPVC window to rear elevation, access to rear garden through french patio doors, laminate wood flooring, centre ceiling light, gas central heating radiator, under stairs storage.



Kitchen

8.1 x 6.8 (2.44m.0.30m x 1.83m.2.44m)
uPVC window to rear and side elevation, range of wall and base units, sink with mixer tap, halagon hob with extractor, integrated oven, laminate work top, space for washing machine, space for fridge freezer. combi boiler, centre ceiling light.



Landing

Access to bedroom one & two and bathroom access through bedroom two.

Bedroom One

12.1 x 12.8 (3.66m.0.30m x 3.66m.2.44m)
uPVC window to front elevation, gas central heating radiator, centre ceiling light.



Bedroom Two

uPVC window to rear elevation, gas central heating radiator, centre ceiling light, access to bathroom.

Bathroom

12.1 x 13.4 (3.66m.0.30m x 3.96m.1.22m)
uPVC frosted window to rear elevation, 4 piece suite comprising of low level wc, sink, bath and walk in shower, fully tiled floor and walls, gas central heating radiator, spot lights.



Rear Yard

Enclosed with brick wall, access to rear walkway with gate, flagged flooring



External

Set behind dwarf wall with flagged pathway leading to front door