



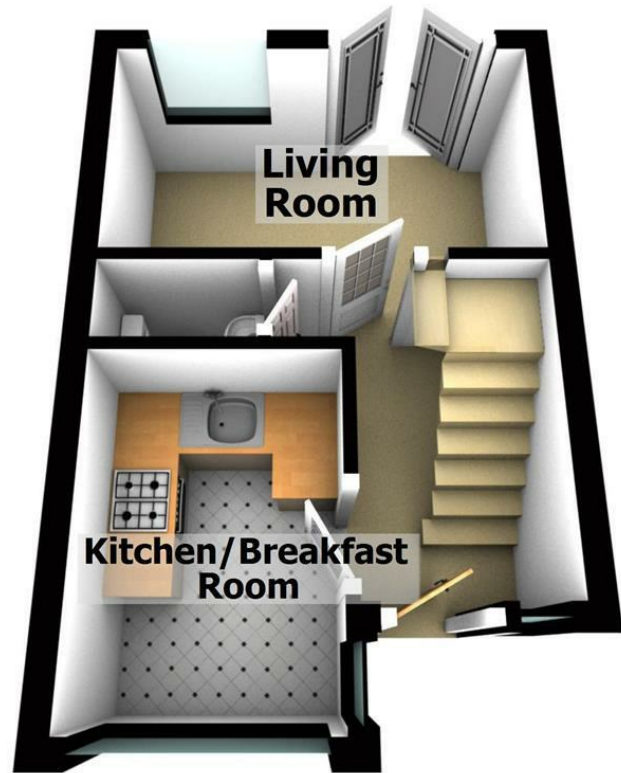
Charles Louis Homes Ltd
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Ramsbottom
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BLO 9HX

CHARLES LOUIS

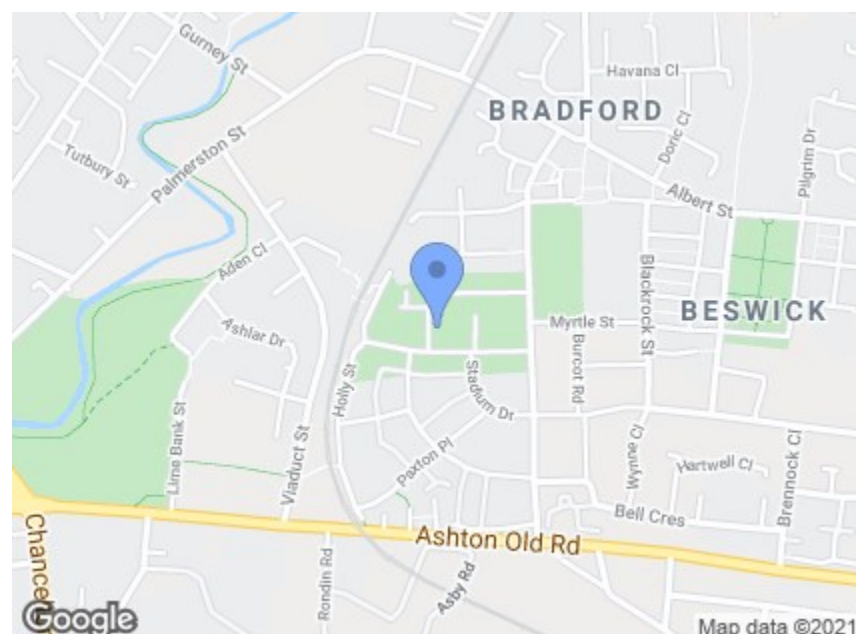
HOMES LIMITED

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Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	94	86	96

Very energy efficient - lower running costs (92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**
 Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions (92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
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 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

8 Athletes Way
Beswick, Manchester, M11 3NE
Guide price £220,000



- Well Presented Three Bedrooms
- Sold With No Chain
- Modern Fitted Kitchen & Integrated Appliances
- GCH & Double Glazed Throughout

- Modern Mid Terraced Property
- Modern Fitted Bathroom & Downstairs WC
- Driveway Parking & Garden To Rear
- 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.

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8 Athletes Way

Beswick, Manchester, M11 3NE

*****IMMACULATE CONDITION**SOLD WITH NO CHAIN*****
Charles Louis Homes are pleased to bring to the market this well presented, three bedroom mid terrace house, close to Manchester City Centre. The property in brief comprises of entrance hallway, downstairs wc, reception room one, open plan kitchen/dining room, staircase to first floor where bedroom one, two and three, and bathroom are located. The property benefits from gas central heating, fully double glazed, garden to rear and driveway parking. Viewing it essential to appreciate the charm of this property. NB: Furniture will be included in sale of property.

Entrance Hallway

uPVC door to front elevation, centre ceiling light, gas central heating radiator, access to first floor.

Downstairs WC

Low level WC, wash hand basin, tiled floor, gas central heating radiator, inset spot lights.

Living Room

15.8 x 10.85 (4.57m.2.44m x 3.05m.2.91m)
uPVC window to rear elevation, double patio french doors leading to rear garden, centre ceiling light, gas central heating radiator, wooden flooring



Alternative View



Kitchen/ Dining Area

15.10 x 10.6 (4.57m.3.05m x 3.05m.1.83m)
uPVC window to front elevation, fitted with a wide range of wall and base units, laminate worktops, one and half sink with mixer tap, five ring gas hob with extractor, electric oven, integrated fridge freezer, integrated washing machine, integrated dishwasher, gas central heating radiator, spot lights, tiled flooring.



Alternative View



Landing

Access to Bedrooms one, two, three and bathroom.

Bedroom One

8.6 x 11.7 (2.44m.1.83m x 3.35m.2.13m)
uPVC window, centre ceiling light, gas central heating radiator.



Bedroom Two

13.2 x 8.5 (3.96m.0.61m x 2.44m.1.52m)
uPVC window, centre ceiling light, gas central heating radiator.



Bedroom Three

9.9 x 6.9 (2.74m.2.74m x 1.83m.2.74m)
uPVC window, centre ceiling light, gas central heating radiator.



Bathroom

6.8 x 5.8 (1.83m.2.44m x 1.52m.2.44m)
uPVC frosted window, three piece suite comprising low level wc, wash hand basin, bath, part tiled, centre ceiling light.



Rear Garden

Enclosed with wooden fencing, flagged patio area leading off to lawned area with bushes and shrubberies on right and bottom of garden.

External

Enclosed with Metal fencing and gate, flagged pathway to front door, with lawned area to right of pathway and driveway to left.