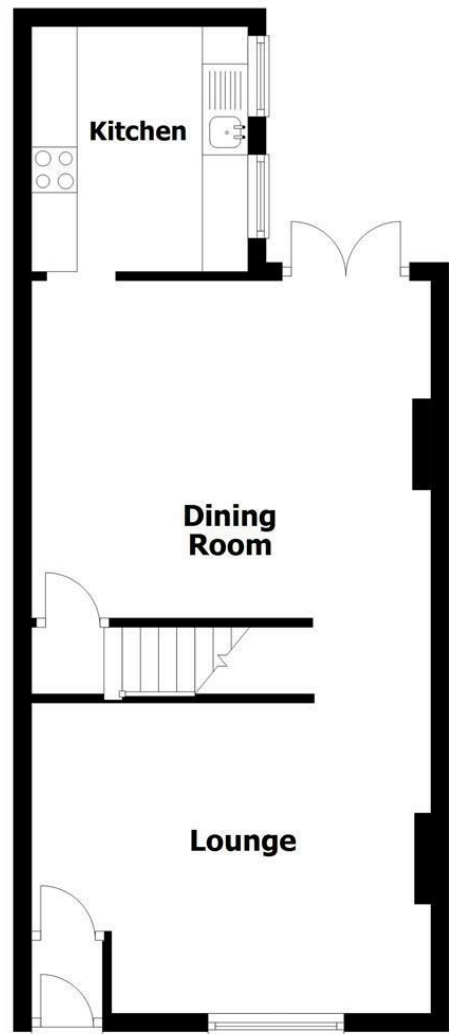
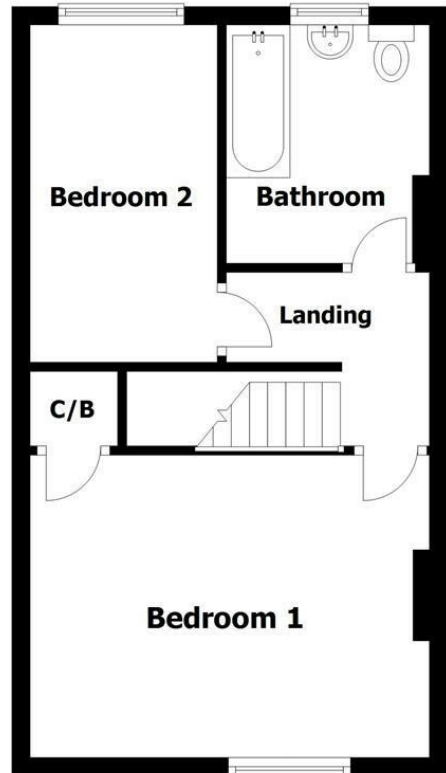


Ground Floor



First Floor



Directions

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 74 | 87 | | |

Energy Efficiency Rating: 74 (Current), 87 (Potential). Environmental Impact (CO₂) Rating: (Current and Potential ratings are not explicitly shown in the image).



No. 36 Norman Street
Failsworth, Manchester, M35 9EJ
£695 Per month



- Newly Redecorated Throughout
- Spacious & Light Living Space
- Two Bedrooms & Modern Bathroom
- Offered Unfurnished & Long Term

- Very Popular Residential Area
- Two Receptions & Fitted Kitchen
- Low Maintenance Rear Courtyard
- Available To Occupy Later April

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

CHARLES LOUIS
HOMES LIMITED

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www.charlesloushomes.co.uk

No. 36 Norman Street

Failsworth, Manchester, M35 9EJ

Charles Louis are delighted to offer To Let this spacious, light and modern terraced home situated in a very popular & convenient location, close to local amenities and motorway links. Newly decorated with quality carpets, kitchen fitted with electric oven and hob, and modern bathroom with a three piece suite, this two bedroom property is offered long term, unfurnished and ready to occupy immediately. The property is uPVC double glazed & heated with a combi boiler. To the rear, the house benefits from having an easy to maintain courtyard. Ideal for a professional couple or small family, we expect this property to generate lots of interest. Early enquiry is strongly encouraged.

Entrance Vestibule

UPVC entrance door open into the entrance vestibule, opening onwards into the lounge.

Lounge

14'4" x 11'1" (4.39m x 3.40m)

With a front facing UPVC window, centre ceiling light, feature fire place, gas central heating radiator, TV point and power points. With an open aspect to the dining room, and under stairs storage.



Dining Room

14'4" x 12'2" (4.37m x 3.71m)

With a centre ceiling light, gas central heating radiator, power points and UPVC French doors opening out to the courtyard. Opening to the stairs which ascend to the first floor landing.



Kitchen

8'9" x 7'10" (2.69m x 2.39m)

With two side facing UPVC windows, wood effect flooring, gas central heating radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, electric oven and hob with overhead extractor hood, plumbing for a washing machine and space for a fridge and freezer.



First Floor Landing

Leading to:

Bedroom One

14'4" x 11'3" (4.37m x 3.43m)

With a front facing UPVC window, centre ceiling light, feature focal fireplace, gas central heating radiator and power points.



Bedroom Two

12'2" x 6'9" (3.71m x 2.06m)

With a rear facing UPVC window, centre ceiling light, gas central heating radiator and power points.



Bathroom

With a rear facing UPVC glazed window, wood effect flooring, gas central heating radiator and three piece bathroom suite comprising panel enclosed bath with mixer taps and shower over with folding screen, low flush WC and hand wash basin with pedestal.



Rear Courtyard

The property benefits from having a low maintenance courtyard with a rear access gate.