



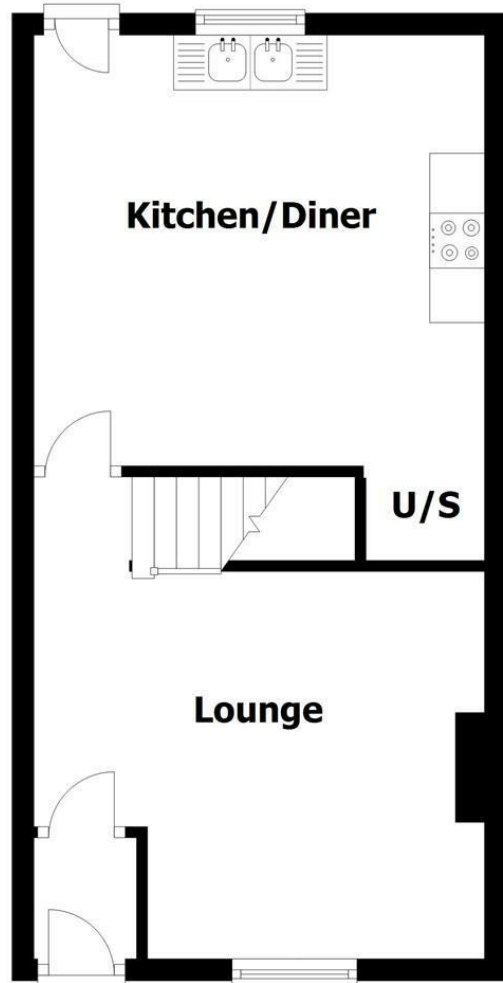
Charles Louis Homes Ltd  
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Ramsbottom  
Bury  
BLO 9HX

**CHARLES LOUIS**

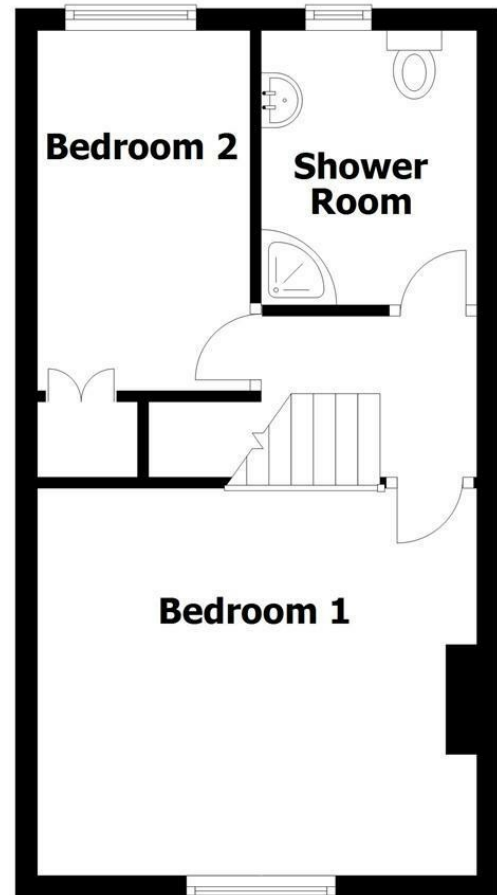
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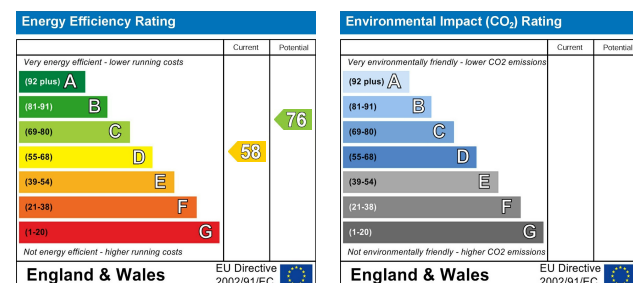
**Ground Floor**



**First Floor**



**Directions**



**41 Stelfox Street**  
Eccles, Manchester, M30 7DH  
**£775 Per month**



- Well Presented Terraced Property
- Just minutes from the M60
- Two Good Size Bedrooms & Shower Room
- Offered Partly Furnished & Available Now
- Much Sought After Location
- Lounge & Dining Kitchen to Ground Floor
- A Sunny & Enclosed Rear Garden
- Early Enquiry Essential to Secure Viewing

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.



# 41 Stelfox Street

Eccles, Manchester, M30 7DH

Charles Louis are delighted to offer to let this partly furnished terraced property ideally positioned for ease of access to the motorway links. Situated in the ever sought after Eccles area of Salford, this well presented property is available to occupy from the 1st July. Comprising in brief; entrance vestibule opening to the lounge and onwards to the dining kitchen fitted with electric oven and hob and furnished with a washing machine, dryer and dishwasher. To the rear the property offers an enclosed and sunny garden. Presented well with improvements yet to be made, this property is well worth a viewing. Early enquiry is strongly encouraged to avoid disappointment.

## Entrance Vestibule

A front facing UPVC door opens into the entrance vestibule with an inner door opening into;

## Lounge

13'5 (max) x 11'2 (4.09m (max) x 3.40m)  
With a front facing UPVC window, feature fireplace with an electric fire, radiator, TV point, telephone point and power points.



## Dining Kitchen

13'6 x 11'2 (4.11m x 3.40m)  
With a rear facing UPVC window, radiator, telephone point and power points, fitted with a range of wall and base units with contrasting work surfaces and inset double sink, integrated oven and electric hob with extractor hood, plumbing for a dishwasher and a washing machine, space for a fridge freezer and a dryer, and a rear UPVC door opening to the garden.



## First Floor Landing

Leading to Bedrooms One and Two and Shower Room.

## Bedroom One

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



## Bedroom Two

11'2 x 6'7 (3.40m x 2.01m)  
With a rear facing UPVC window, built in walk-in wardrobe, radiator, telephone point and power points.



## Shower Room

8'3 x 6'5 (2.51m x 1.96m)  
Partly tiled with a rear facing UPVC opaque window, radiator, walk in shower unit, low flush WC and hand wash basin.



## Rear Garden

An enclosed and sunny rear garden mainly paved for low maintenance, featuring a patio area, plant and shrub borders and external lighting and water supply.

