



**Directions**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	82		

Energy Efficiency Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 71, Potential: 82.

Environmental Impact (CO<sub>2</sub>) Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: [blank], Potential: [blank].

**49 Crosby Road**  
 Newton Heath, Manchester, M40 1QB  
**£895 Per month**



- Substantial End Terrace Property
- Spacious & Light Lounge & Dining Room
- Two Double Bedrooms, Wardrobe Included
- Sizeable Courtyard & a Storage Garage
- Newly Redecorated Throughout
- Kitchen with Cooker, Washer & Dryer
- Stylish Bathroom with Shower & Bath
- Available Immediately, Must Be Viewed

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

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.

# 49 Crosby Road

## Newton Heath, Manchester, M40 1QB

This deceptively spacious end of terrace property situated in a sought after location in Manchester having excellent transport links has just been redecorated throughout and is ready to occupy immediately. Comprising in brief entrance hallway, lounge and dining room with open aspect, kitchen fitted with an electric oven and four ring gas hob plus free standing washer and dryer included, large master bedroom with mirrored wardrobe included, a good size second bedroom and a stylish and ultra modern bathroom with a walk in shower unit plus three piece bathroom suite, the property also benefits from having a private and generous courtyard to the rear plus a secure storage garage and space to pull a car off the road. Viewing is essential to appreciate the property's size and condition.

### Entrance Hall

UPVC front entrance door opens into the hallway with door to the lounge and stairs ascending to the first floor landing.

### Lounge

12'6 x 10'7 (3.81m x 3.23m)

With a front facing UPVC window, coving, laminate wood effect flooring, radiator, power points and open archway to the Dining Room.



### Dining Room

12'7 x 12'5 (3.84m x 3.78m)

With a rear facing UPVC window, coving, laminate wood effect flooring, radiator and power points.



### Kitchen

16'1 x 6'7 (4.90m x 2.01m)

With a side facing UPVC window, tile effect flooring, pantry and ample power points, fitted with a range of wall and base units with contrasting work surfaces and inset sink and drainer unit, integrated oven and gas hob with extractor hood, washing machine and dryer included, and UPVC side door opening out to the courtyard.



### First Floor Landing

With a rear facing UPVC window, radiator and doors to bedrooms 1 and 2 and bathroom.

### Bedroom One

13'9 x 9'7 (4.19m x 2.92m)

With a front facing UPVC window, radiator and power points. Large mirrored wardrobes included.



### Bedroom Two

10'6 x 9'4 (3.20m x 2.84m)

With a rear facing UPVC window, radiator and power points.



### Bathroom

9'8 x 6'1 (2.95m x 1.85m)

A stylish and ultra modern bathroom fully tiled with a side facing UPVC glazed window, grey wood effect flooring, heated towel rail, walk in shower unit with waterfall shower and a three piece bathroom suite in white comprising panel enclosed bath, hand wash basin and low flush WC. With a tall vanity unit included.



### Rear Courtyard

A sizeable courtyard to the rear providing easy maintenance outside space.



### Storage Garage

A secure and very useful storage garage.

