

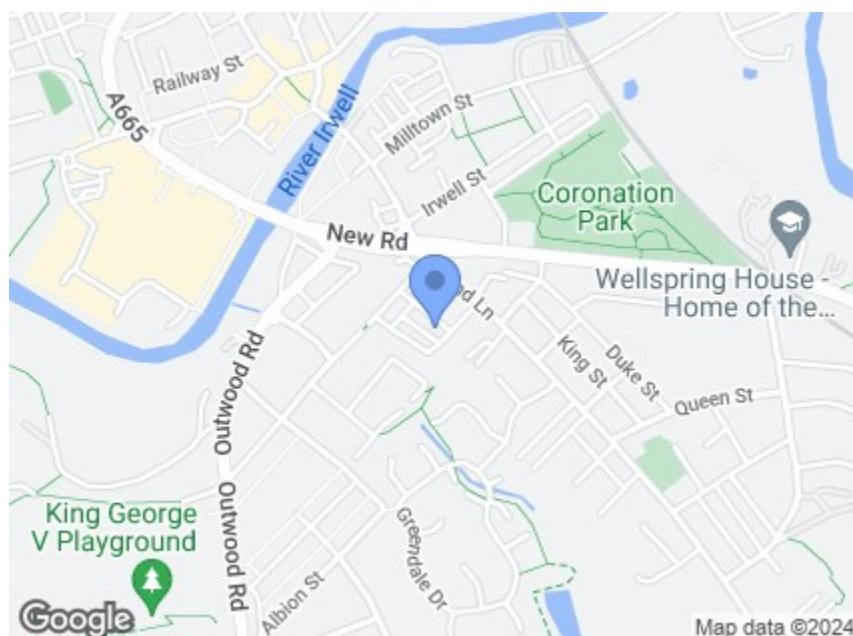
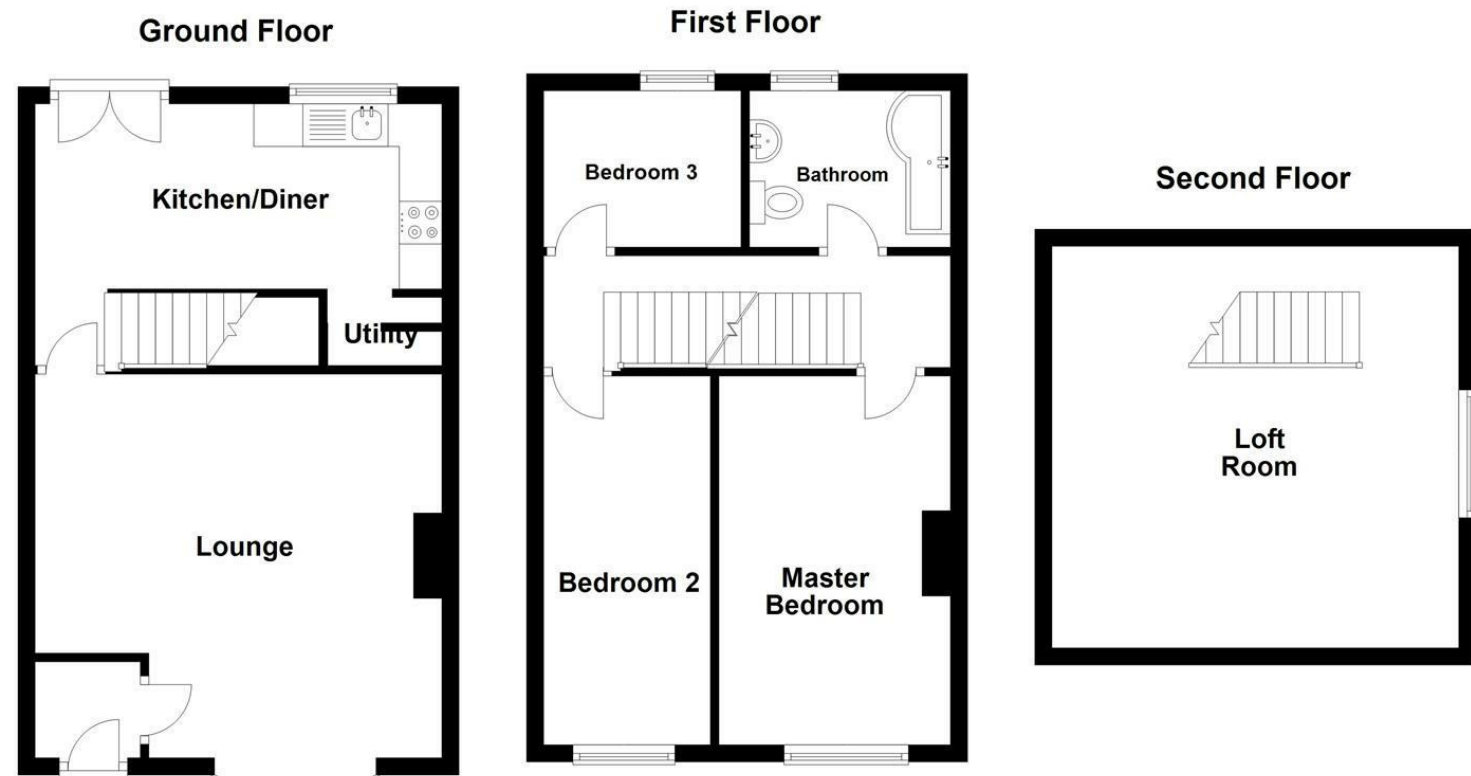


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
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BLO 9HX

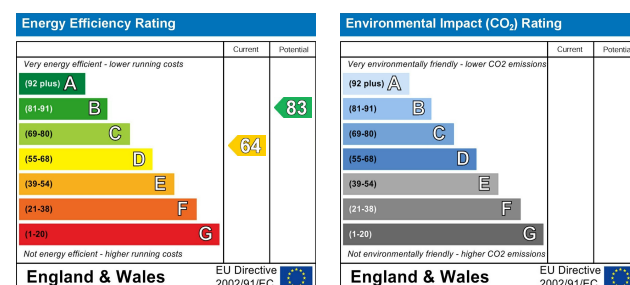
**CHARLES LOUIS**

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**Directions**



**18 Joseph Street**  
Radcliffe, Manchester, M26 1JX  
**£950 Per month**



- Spacious & Well Presented Family Home
- Lounge & Fabulous Kitchen Diner
- Modern & Stylish Family Bathroom
- Courtyard With Garden Shed To Rear
- Partial Redecoration In Progress
- Three Bedrooms To The First Floor
- Generous & Versatile Loft Room
- Available Late September /Early October

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.



# 18 Joseph Street

## Radcliffe, Manchester, M26 1JX

A fantastic family home offered to let in the much sought after Radcliffe area within close proximity of the locally renowned market and shopping area, and within easy walking distance of the tram stop giving direct access to Manchester City Centre. This well presented and spacious property is undergoing improvement works and will be available to occupy late September - early October and must be viewed to be appreciated. Comprising entrance vestibule, generous lounge, fabulous kitchen diner with utility area and French doors out to the yard, three bedrooms and stylish family bathroom plus loft room, the property is unfurnished and benefits from having a walled courtyard with garden shed to the rear. Enquire now to avoid disappointment.

### Entrance

Opening to;

### Lounge

15'8 x 14'9 (4.78m x 4.50m)

With a front-facing UPVC bay window, coving, radiator and power points.



### Kitchen/Dining Area

15'6 x 10 (4.72m x 3.05m)

With a rear facing UPVC window, tiled flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in gas oven with gas hob and extractor hood, plumbing for a washing machine, and UPVC door to the rear. Opening to a utility area with space for a fridge freezer.



### First Floor Landing

### Master Bedroom

13'9 x 8'9 (4.19m x 2.67m)

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



### Bedroom Two

14 x 6'5 (4.27m x 1.96m)

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



### Bedroom Three

8'09 x 7'7 (2.67m x 2.31m)

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



### Family Bathroom

7'9 x 7'3 (2.36m x 2.21m)

Partly tiled with a rear facing opaque UPVC window, laminate wood effect flooring, heated towel rail and three piece bathroom suite comprising panel enclosed bath with shower over and screen, low flush WC and hand wash basin with pedestal.



### Loft Room

15'9 x 15'5 (4.80m x 4.70m)

With a rear/front UPVC window, radiator and power points.



### Rear Courtyard

An walled and private low maintenance courtyard with garden shed and rear access gate.



Council Tax Band A