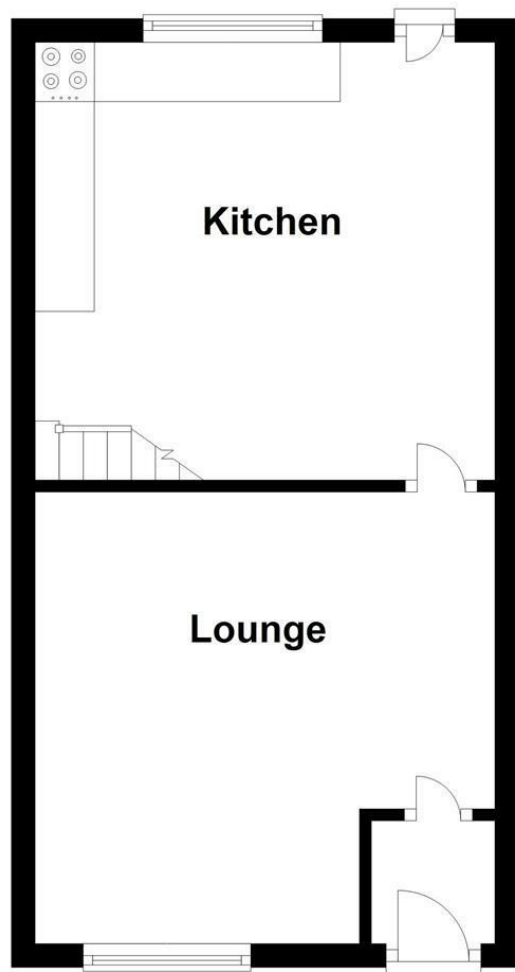




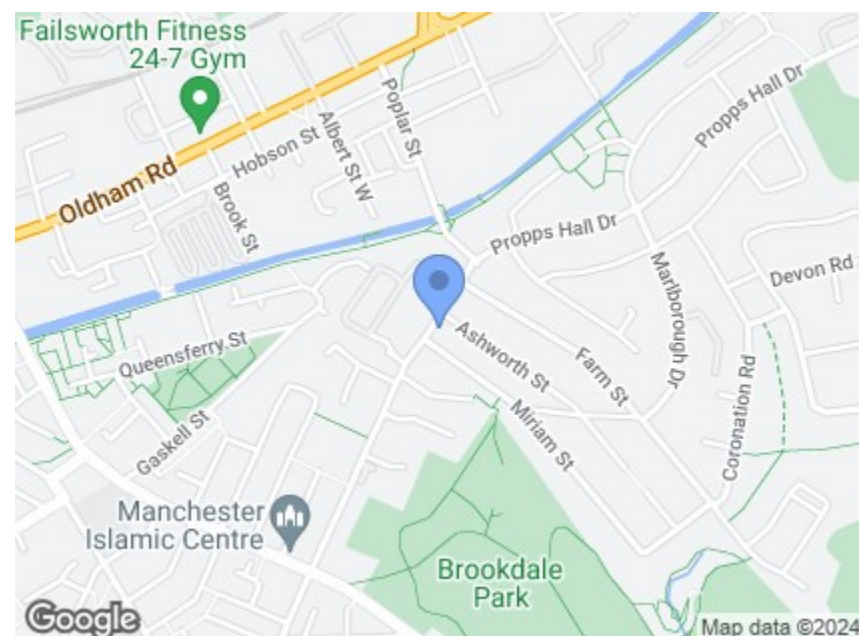
CHARLES LOUIS

HOMES LIMITED

Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
88	88	A	A
68	88	B	A
	88	C	B
	88	D	C
	88	E	D
	88	F	E
	88	G	F
	88		G

20 Stott Street
Failsworth, Manchester, M35 0JP
£795 Per month



- Newly Redecorated With New Carpets
- Great Position for Transport Links
- Lounge & Dining Kitchen to Ground Floor
- Generous Low Maintenance Yard
- Well Presented Terraced Cottage
- UPVC Double Glazed with Gas C/H
- Two Good Size Bedrooms & Bathroom
- Unfurnished & Available Immediately

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.

20 Stott Street

Failsworth, Manchester, M35 0JP

A delightful, partially renovated terraced house situated in the popular Failsworth area available to occupy as soon as possible. Charles Louis are pleased to offer to let this very nicely presented cottage style terrace which has been redecorated throughout with new carpets and flooring to the kitchen floor. With UPVC double glazing and gas central heating, the property also benefits from having a good size yard to the rear which is decked for easy maintenance.

Comprising entrance vestibule, lounge, dining kitchen, two bedrooms and bathroom, the property is ideally situated close to local schools and amenities, a 15 minute drive to the City Centre and a stone throw away from Brookdale Park. Bus links can also be accessed outside the property and Failsworth tram stop is approximately 15 minutes walk for links between Oldham and the City Centre.

Entrance Vestibule

A front facing UPVC entrance door opens into a vestibule with radiator and inner door opening to the lounge.

Lounge

12'9 x 12'6 (3.89m x 3.81m)

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



Kitchen

12'9 x 12'1 (3.89m x 3.68m)

With a rear facing UPVC window, tile effect flooring, radiator, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven with gas hob and extractor hood, plumbing for a washing machine, space for a fridge/freezer, UPVC door to rear and stairs ascending to the first floor.



First Floor Landing

Leading to Bedrooms One and Two and Bathroom.

Bedroom One

12'10 x 9'3 (3.91m x 2.82m)

With a front facing UPVC window, coving, radiator, TV point, telephone point, power points and loft access.



Alternate View



Bedroom Two

12'9 x 9'2 max (3.89m x 2.79m max)

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



Alternate View



Bathroom

7'4 x 4'9 (2.24m x 1.45m)

With tiled flooring, heated towel rail, extractor fan and three piece suite comprising; panel enclosed bath with power shower over and screen, low flush WC and hand wash basin with pedestal.



Rear Yard

Decked for easy maintenance, with a storage outhouse and access gate to the rear.



EPC Rating D
Council Tax Band A