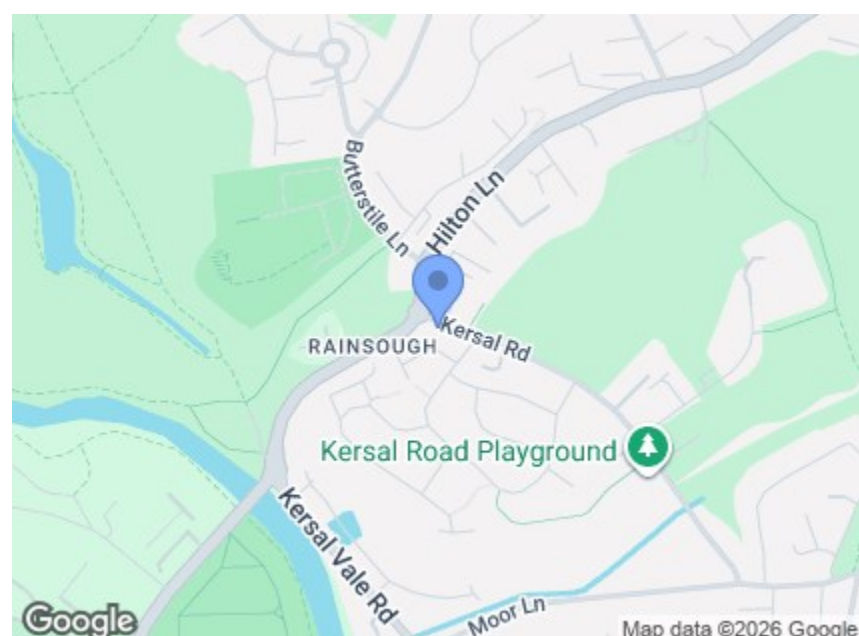




**6 Kersal Road**  
 Prestwich, Manchester, M25 9SJ  
**£795 Per month**



- Well presented and spacious cottage
- Open plan lounge and dining room
- Generous bedrooms and modern bathroom
- Offered unfurnished & available now
- Situated close to local amenities
- Kitchen with integrated fridge/freezer
- Modern bathroom with three pc suite
- Enquire at your earliest convenience



### Directions

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(81-91) <b>A</b>	
(81-91) <b>B</b>		(69-80) <b>B</b>	
(69-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>81</b>	<b>62</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.



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# 6 Kersal Road

## Prestwich, Manchester, M25 9SJ

Charles Louis Homes are delighted to present to let this spacious and well-presented terraced cottage situated in the heart of Prestwich close to local amenities and transport links. Offered unfurnished and ready to occupy immediately, this property benefits from having light and airy open-plan living space and two well proportioned bedrooms.

Comprising in brief; entrance vestibule, lounge with open arch to dining area, kitchen fitted with integrated fridge freezer, master bedroom, a second, extended bedroom and modern bathroom fitted with a three-piece suite in white. To the rear there is a tiered courtyard which gives access to a rear passageway.

### Entrance Vestibule

Composite door opens into entrance and with laminate wood-effect flooring, alarm panel and inner door opening to living space.

### Lounge

14'1x11'2 (4.29mx3.40m)

Front facing UPVC window, wood effect laminate flooring, radiator, TV point, power points and open archway to Dining Room



### Dining Room

14'3x12 (4.34mx3.66m)

With wood effect laminate flooring, radiator, power points and under-stairs cupboard and stairs ascending to the first floor.



### Open Plan Aspect



### Open Plan Aspect



### Kitchen

11'6x6'7 (3.51mx2.01m)

Rear-facing UPVC window, tiled flooring, radiator, power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, integrated fridge freezer, plumbing for a washer and space for an electric cooker.



### Landing

Leads to bedrooms one, two and bathroom.

### Bedroom 1

14x11'1 (4.27mx3.38m)

Front-facing UPVC window, radiator and power points.



### Alternate View



### Bedroom 2

16'8x7'8 (max)-5'5 (min) (5.08mx2.34m (max)-1.65m (min))  
Two rear-facing UPVC windows, radiator and power points.

### Bathroom

12x6'1 (3.66mx1.85m)

Rear-facing opaque window, heated towel rail and 3-piece bathroom suite comprising bath with shower over and screen, low-flush WC and hand wash basin with vanity unit.



Council Tax Band A