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**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>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**No 17 Wingate Road**  
Little Hulton, Manchester, M38 9PP  
**£1,000 Per month**



- Spacious & Newly Redecorated
- Lounge & Generous UPVC Conservatory
- Three Bedrooms, Bathroom & WC
- Offered Unfurnished & Available Now
- Popular Location Close To Bus Route
- Modern Kitchen, Integrated Appliances
- Garden to Rear with Storage Garage
- Call Now to Avoid Disappointment

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.



# No 17 Wingate Road

## Little Hulton, Manchester, M38 9PP

A spacious and well presented, newly decorated semi detached family home situated on a quiet street in a popular location. Being just minutes away from Worsley Centre and a variety of amenities, as well as regular buses into the city centre, this fabulous property benefits from having new carpets throughout and comprises in brief; entrance hall, lounge, modern kitchen with fitted appliances including a range cooker and fridge freezer, a generous UPVC conservatory, two double bedrooms and a fair size third bedroom, bathroom and separate WC. To the rear there is an enclosed garden with outside storage, and to the front parking is available on the street. Early enquiry is essential to avoid disappointment.

### Entrance Hall

With a front facing UPVC entrance door opening into the hallway with a front facing UPVC window, laminate wood effect flooring, radiator and stairs ascending to the first floor.

### Lounge

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



### Kitchen/Diner

With a rear facing UPVC window, laminate wood effect flooring, radiator, power points, a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, range cooker with extractor hood, plumbing for a washing machine, integrated fridge/freezer and under-stairs cupboard.



### Conservatory

UPVC conservatory with overhead heater, and French doors opening out to the garden.



### First Floor Landing

With power points, storage cupboard and access to the loft.

### Bedroom One

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



### Bedroom Two

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



### Bedroom Three

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



### Bathroom

With a rear facing opaque UPVC window, radiator and extractor fan, fitted with a panel enclosed bath with shower over and screen, and hand wash basin with pedestal.



### Separate WC

With a rear facing opaque UPVC window, radiator and low flush WC.

### Rear Garden

An enclosed, low maintenance garden with outside storage.



EPC Rating D  
Council Tax Band A