

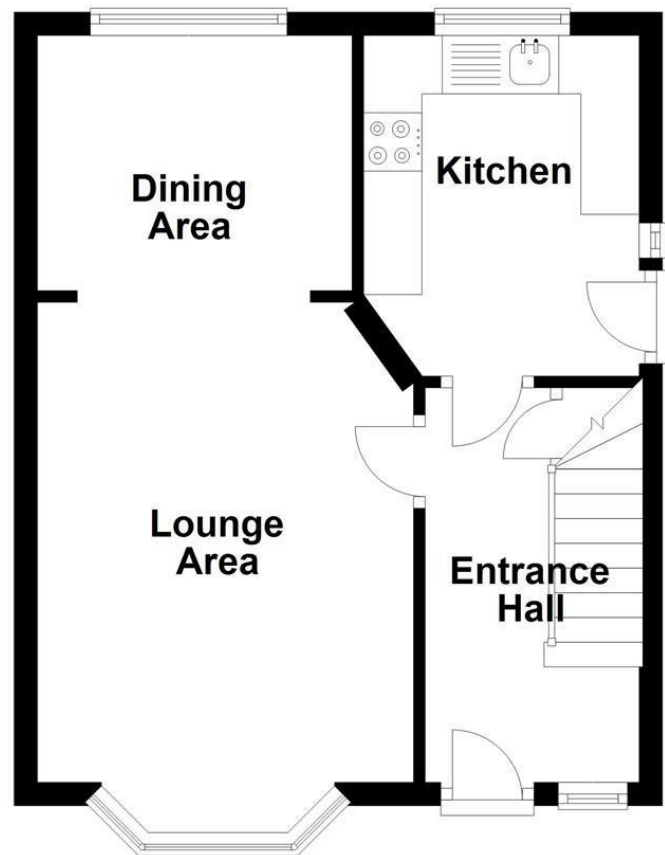


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

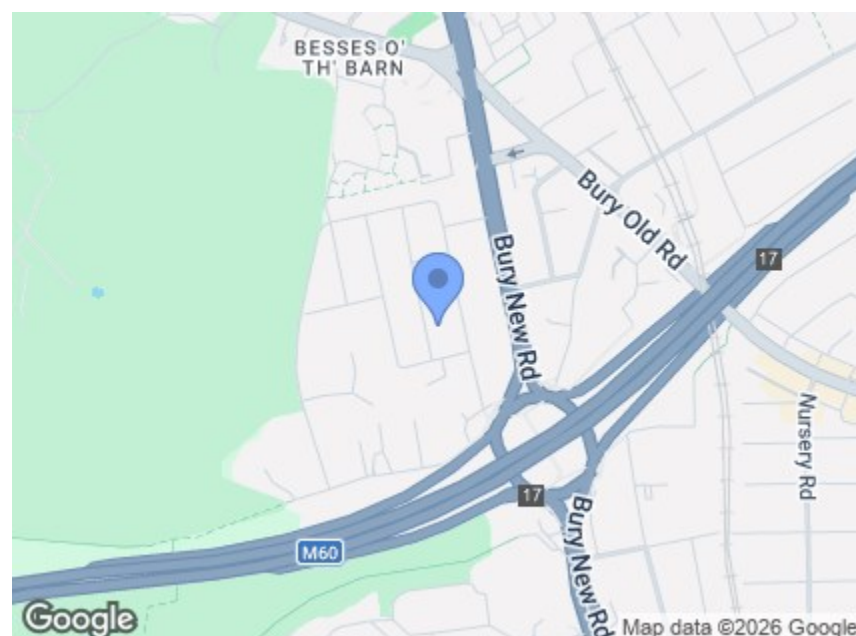
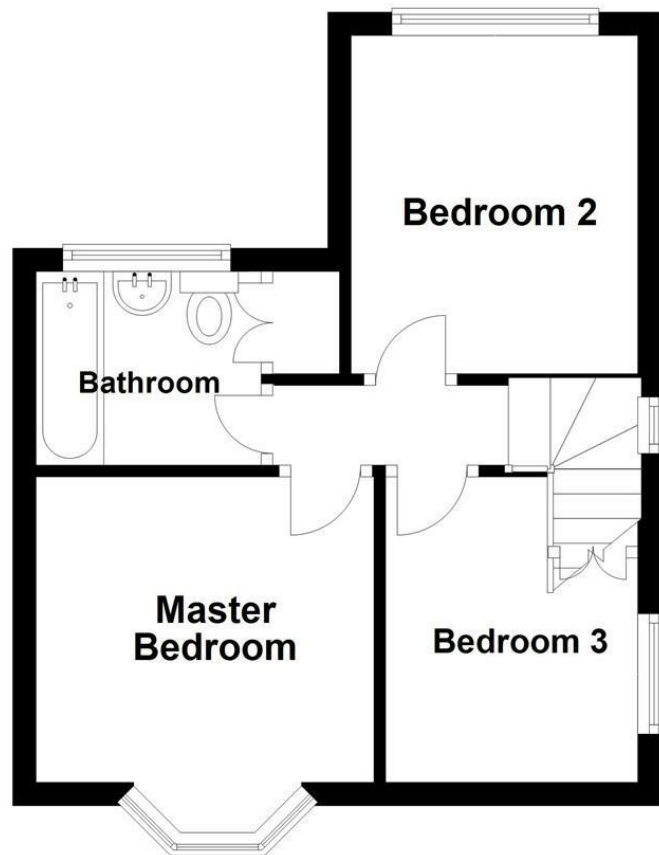
CHARLES LOUIS
HOMES LIMITED

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Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
64	85	D	A

Energy Efficiency Rating: 64 (Current), 85 (Potential). Environmental Impact (CO₂) Rating: D (Current), A (Potential).

39 Pine Avenue
Whitefield, Manchester, M45 7EQ
£1,050 Per month



- Well Presented Semi Detached Property
- Ideal For Commuting, Close to Amenities
- Modern Fitted Kitchen With Cooker
- Lawned Garden to Rear with Patio
- Highly Sought After Residential Area
- Spacious Through Lounge & Dining Room
- Two Double Bedrooms & a Single
- 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.

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39 Pine Avenue

Whitefield, Manchester, M45 7EQ

Charles Louis are delighted to offer to let this well presented and ideally situated semi detached family home in one of Whitefield's most sought after residential areas. The property is positioned just moments away from the M60 motorway junction and ideal for the commuter, and is also within close proximity of local schools, supermarkets, bars, restaurants and the Metrolink. Offered unfurnished and available immediately, the property comprises in brief; entrance hall, through lounge and dining room, kitchen, two good size double bedrooms and a single, and family bathroom. To the rear the property benefits from having a lawned garden with patio area. Sure to attract a lot of interest, we urge you to enquire at your earliest opportunity.

Entrance Hall

Front UPVC entrance door opens into the hallway with laminate wood effect flooring, radiator, power points and staircase with storage cupboard below ascending to the first floor.

Through Lounge Dining Room

24'5 max (into bay) x 10'7 (max) (7.44m max (into bay) x 3.23m (max))
With a front facing UPVC bay window, a rear facing UPVC window, coving, laminate wood effect flooring, feature fireplace with gas fire, two radiators, TV point and power points.



Lounge Area

14'4 x 10'7 (4.37m x 3.23m)



Dining Area

7'5 wide (2.26m wide)



Kitchen

9'7 x 7'9 (2.92m x 2.36m)

With a rear facing UPVC window, laminate wood effect flooring, power points and UPVC door to the side. Fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven with hob and extractor hood over, plumbing for a washing machine and space for a fridge freezer.



First Floor Landing

With a side facing UPVC window, leading to Bedrooms 1, 2 & 3 plus bathroom.

Master Bedroom

12'2 max (into bay) x 9'9 (3.71m max (into bay) x 2.97m)

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



Bedroom Two

9'9 x 8'1 (2.97m x 2.46m)

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



Bedroom Three

8'7 (max) x 7'0 (2.62m (max) x 2.13m)

With a side facing UPVC window, radiator, built in cupboard and power points.



Bathroom

6'4 (max) x 5'5 (1.93m (max) x 1.65m)

Fully tiled with a rear facing UPVC double glazed opaque window, laminate wood effect flooring, loft hatch and three piece bathroom suite comprising panel enclosed bath with power shower over, low flush WC and hand wash basin with pedestal.



Garden

Mainly laid to lawn with plant and shrub borders and patio area.



Council Tax Band B