

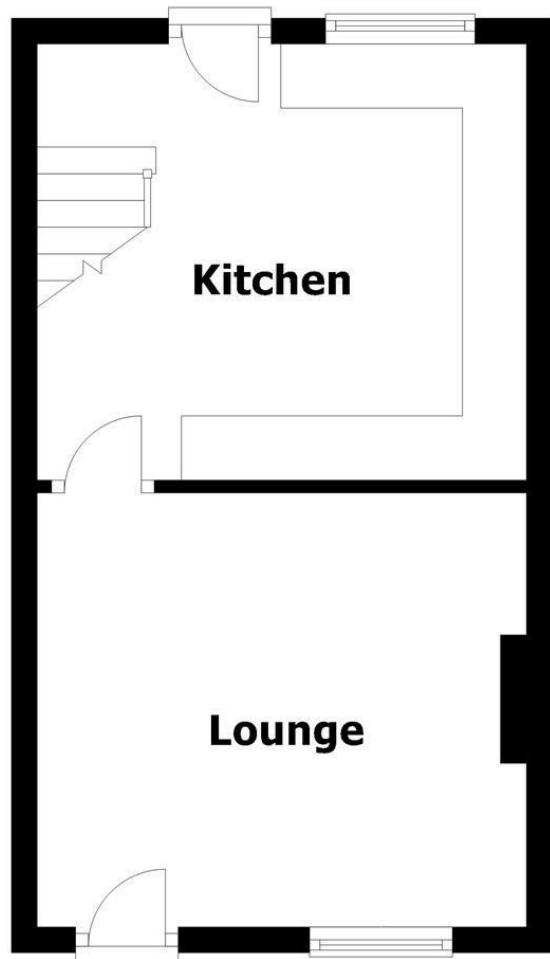


# CHARLES LOUIS

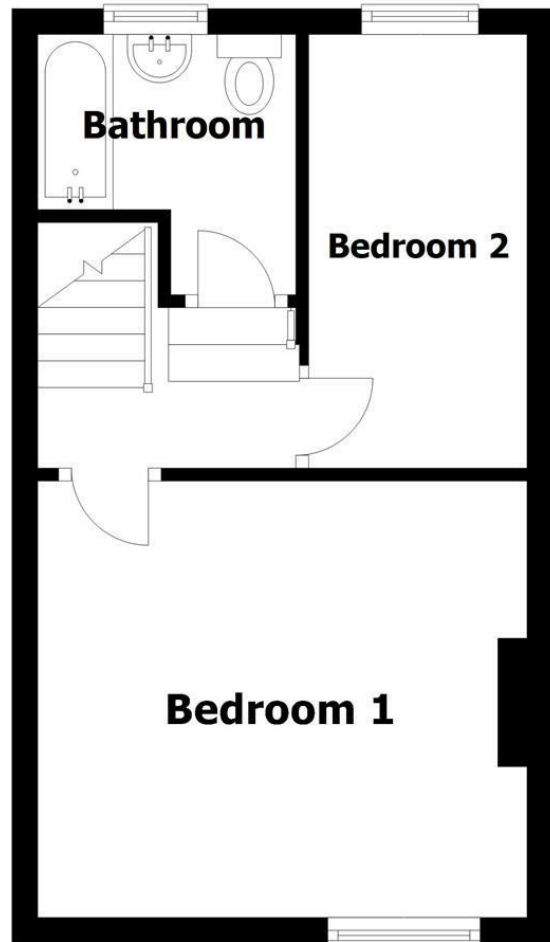
HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

## Ground Floor



## First Floor

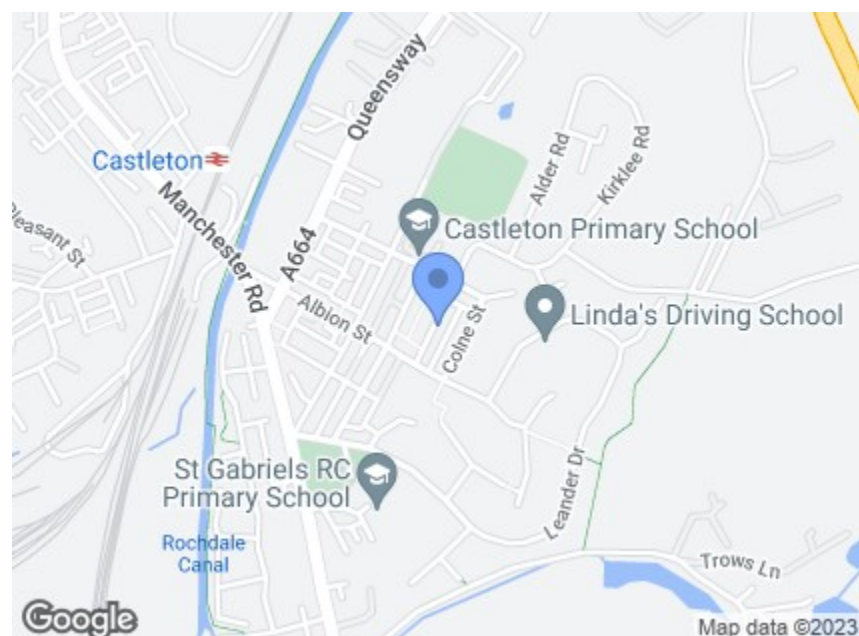


43 Melville Street  
, Rochdale, OL11 2UQ

£695 Per month



- Newly Decorated, modern & Well Presented
- Lounge & Kitchen with Integrated Cooker
- Two Bedrooms & Bathroom with White Suite
- Good Size Courtyard To the Rear
- Unfurnished & Available 3rd May
- Early Enquiry Strongly Recommended



### Directions

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
88	88	A	A
72	88	B	A
		C	B
		D	C
		E	D
		F	E
		G	F
			G

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.



# 43 Melville Street

, Rochdale, OL11 2UQ

Charles Louis Lettings are delighted to offer to let this well presented, terraced home situated in the Castleton area of Rochdale. Having undergone significant improvement over the last 12 months, the property is offered unfurnished and is available to occupy immediately. Ideal for a professional couple, single person, or a small family, the property benefits from having UPVC windows and gas central heating. Comprising lounge, kitchen fitted with an integrated cooker, two bedrooms and bathroom fitted with a three piece suite in white, the property also benefits from having an enclosed good size courtyard to the rear. Early enquiry is strongly recommended.

## Lounge

UPVC front door that opens into the lounge with a front facing UPVC window, coving, a centre ceiling light with fan, laminate wood effect flooring, radiator, three telephone points, and power points.



## Kitchen

With a rear facing UPVC window, laminate wood effect 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 electric oven and a gas hob with extractor hood, plumbing for washing machine, space for a fridge and freezer, and a UPVC door to the rear and stairs ascending to the first floor.



## First Floor Landing

With coving and laminate wood effect flooring.

## Master Bedroom

With a front facing UPVC window, coving, laminate wood effect flooring, radiator and power points.



## Bedroom Two

With a rear facing UPVC window, coving, laminate wood effect flooring, radiator and power points.



## Bathroom

With a rear facing opaque UPVC window, tile effect flooring, heated towel rail and three piece bathroom suite comprising; panel enclosed bath with overhead shower, low flush W/C and a hand wash basin with pedestal.



## Rear Courtyard

An enclosed private rear and low maintenance courtyard, water supply and access gate.



Council Tax Band A