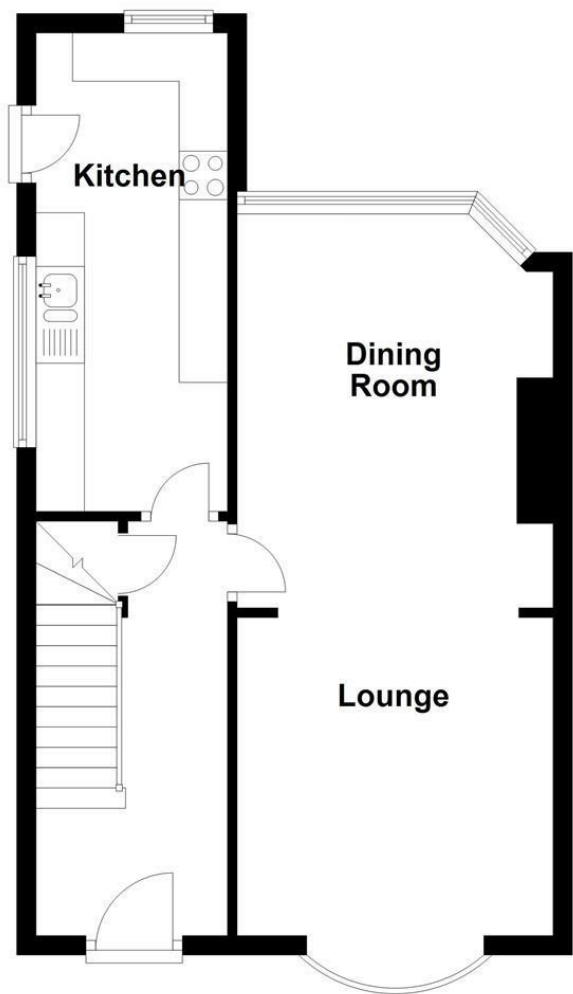
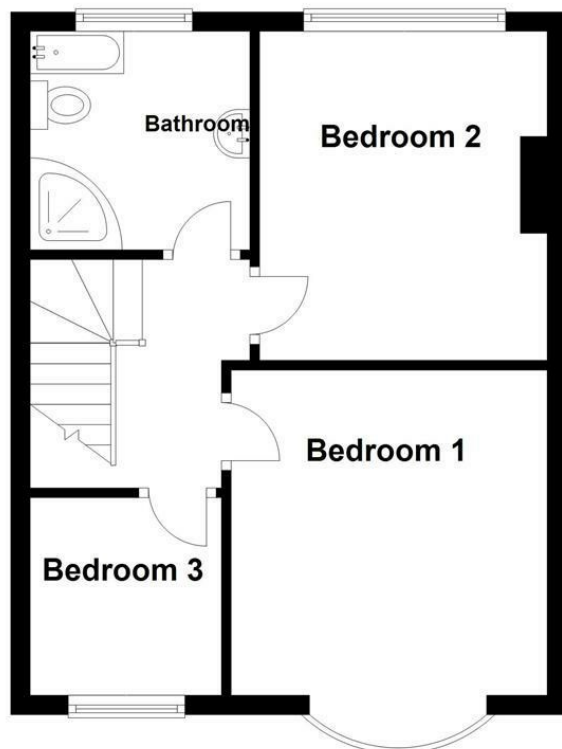


### Ground Floor



### First Floor



### 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>		(21-25) <b>A</b>	
(81-91) <b>B</b>		(11-20) <b>B</b>	
(69-80) <b>C</b>		(5-10) <b>C</b>	
(55-68) <b>D</b>		(1-4) <b>D</b>	
(39-54) <b>E</b>		(1-20) <b>E</b>	
(21-38) <b>F</b>		(1-20) <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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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

**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)



**8 Stanway Road**  
Whitefield, Manchester, M45 8EG  
**£1,250 Per month**



- Spacious & Beautifully Presented
- Lounge, Dining Room & Extended Kitchen
- Bathroom with 4 Piece Suite in White
- Driveway Parking For 2 to 3 Cars
- Ideal Position Close to Motorway
- With Three Good Sized Bedrooms
- Generous Lawned Rear Garden
- Offered Unfurnished & Available Now

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.



# 8 Stanway Road

## Whitefield, Manchester, M45 8EG

A beautifully presented semi detached family home in an elevated position ideally situated for ease of access to the M60 motorway, as well as local amenities, schools and public transport links. With a generous garden and driveway parking, this extended property is offered unfurnished and is available to occupy immediately and comprises in brief; entrance hall, lounge with an open archway to the dining room, modern kitchen fitted with an electric oven and hob, three bedrooms and bathroom with a three piece suite plus shower unit. Early enquiry is strongly encouraged to avoid disappointment.

### Entrance Hall

A front facing UPVC entrance door opens into the hallway with a side facing UPVC double glazed window, radiator, telephone point, power points and stairs ascending to the first floor.

### Lounge

With a front facing UPVC double glazed bow window with window seat, coving, centre ceiling light and wall lights, laminate wood effect flooring, radiator, telephone point, power points and an archway opening to the dining room.



### Dining Room

With a rear facing UPVC double glazed bay window overlooking the garden, laminate wood effect flooring, centre ceiling light, feature fireplace, radiator, TV point, telephone point and power points.



### Kitchen

With side and rear facing UPVC windows, laminate wood effect flooring, spotlighting, vertical radiator and ample power points, fitted with a range of wall and base units with contrasting work surfaces, inset 1.5 sink and drainer unit, built in electric oven, electric hob with extractor hood, plumbing for washing machine, space for fridge/freezer, and a UPVC door to the side.



### First Floor Landing

With a side facing double glazed window, leading to Bedrooms 1, 2 & 3 plus Family Bathroom.

### Master Bedroom

with a front facing UPVC double glazed bow window with window seat, centre ceiling light, radiator and power points.



### Bedroom Two

With a rear facing UPVC double glazed, centre ceiling light, radiator, TV point, telephone point, power points and access hatch to loft with pull down ladder.



### Bedroom Three

With a front facing UPVC double glazed window, radiator, centre ceiling light and power points.



### Bathroom

Fully tiled with a rear facing opaque UPVC double glazed window, tiled flooring, spotlighting, vertical radiator, extractor fan, walk in shower cubicle with mains fed shower and three piece suite in white comprising; bath with mixer taps, low flush WC and hand wash basin with pedestal and vanity cupboard.



### Rear Garden

An enclosed rear garden which is mainly laid to lawn with plant and shrub borders.



### Driveway Parking

Recently paved driveway with parking for two to three cars.

### Council Tax

Council Tax Band C

EPC Awaited