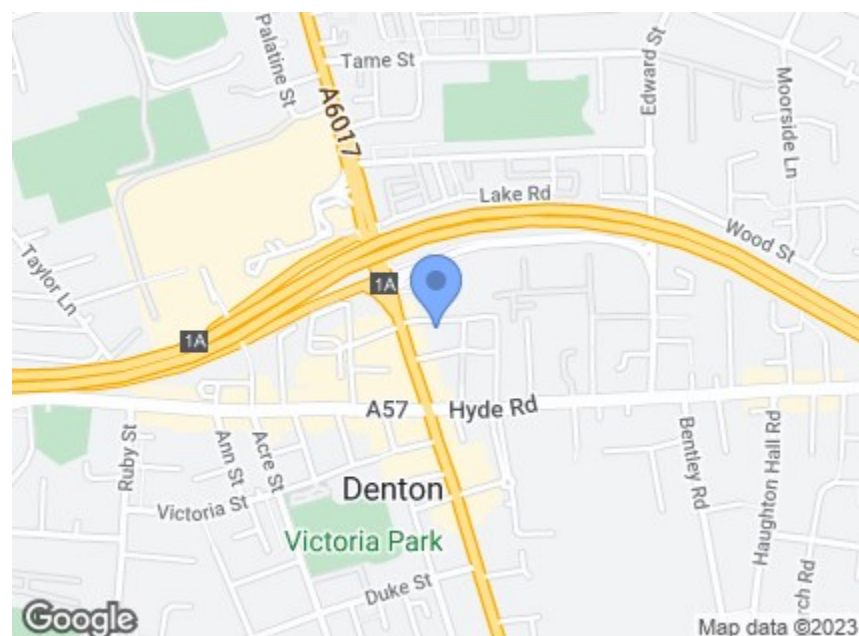




**CHARLES LOUIS**  
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**Directions**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	87		
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

**8 Annan Street**  
Denton, Manchester, M34 3FX  
**£1,000 Per month**



- Three Bedroomed Town House
- Modern Fitted Kitchen & Downstairs WC
- Family Bathroom & En-Suite
- Long Term Tenancy Sought
- Well Presented, Set Over Three Levels
- Garden To Rear & Parking For One Vehicle
- EPC Rating C, Council Tax Band B
- Available Immediately, Call 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 Annan Street

Denton, Manchester, M34 3FX

**\*\*WELL PRESENTED, THREE BEDROOM TOWN HOUSE**  
**\*\* AVAILABLE IMMEDIATELY \*\* LONG TERM TENANT SOUGHT\*\*** Charles Louis are pleased to bring to the market a well presented three bedroom townhouse, available beginning of December. The property is located in close proximity to Denton Town Centre. The property is set over three levels and in brief comprises of entrance hallway leading off to living room, kitchen/diner and downstairs WC. To the first floor are two bedrooms and family bathroom and to the second floor, there is a master bedroom with an en-suite. To the rear of the property is a well proportioned garden and parking for one car. Viewing is highly recommended.

## Entrance Hall

Stairs to first floor, access to downstairs accommodation.

## Living Room

17'1 x 8'9 (5.21m x 2.67m)

uPVC double glazed window to front elevation, centre ceiling light, gas central heating radiator.



## Kitchen/Diner

11'9 x 8'9 (3.58m x 2.67m)

uPVC double glazed window to rear elevation and french doors leading into garden, fitted with a range of wall and base units with inset sink and mixer tap, laminate worktops, four ring gas hob with integrated oven and extractor above, splash back tiles, plumbed for washer/dryer, space for fridge/freezer, spot lights, gas central heating radiator.



## Downstairs WC

Two Piece suite comprising of low level WC and hand wash basin



## First Floor

### Bedroom One

1'9 x 9'5 (0.53m x 2.87m)

uPVC double glazed window to rear elevation, light, power points, gas central heating radiator.

### Bedroom Two

9'7 x 6' (2.92m x 1.83m)

uPVC double glazed window to front elevation, light, power points, gas central heating radiator.

## Bathroom

Fitted with a three piece suite, comprising of low level WC, hand wash basin, bath with shower above, light, gas central heating radiator.

## Second Floor

### Bedroom Three

Velux window to front elevation, light, power points, gas central heating radiator, access to en-suite



## En-Suite

Velux window to rear elevation, fitted with a three piece suite, comprising of low level WC, hand wash basin, walk in shower, light, gas central heating radiator.



## Rear Garden

Patio Leading off to lawned area and enclosed with wooden fencing



## Parking Area

Please be advised there is parking available for one car to the rear



Council Tax Band: B

EPC Rating: C