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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) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
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	

5 Newholme Gardens  
Worsley, Manchester, M28 3ZA  
£1,100 Per month



- Positioned Just Minutes From Walkden Shopping Centre
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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 firms employment has the authority to make or give any representation or warranty in respect of the property.



# 5 Newholme Gardens

## Worsley, Manchester, M28 3ZA

**\*\*THREE BEDROOM SEMI DETACHED\*\*LOCATED IN A SOUGHT AFTER POSITION\*\*MINUTES FROM WALKDEN TOWN CENTRE\*\*\*** Charles Louis Lettings are pleased to offer this modern three-bedroom residence in a well-regarded area of Walkden/Worsley.

Upon entering, a hallway leads to a staircase accessing the first floor. The hallway also provides access to a generously sized living room, which further leads to a well-appointed kitchen diner. Upstairs, the property boasts three bedrooms and a family bathroom.

Externally, the rear features a fully enclosed garden with predominantly paved areas, adorned with potted plants. The garden is gated, providing access to the communal parking area, along with an allocated parking space. Internal viewing is available upon request.

### Entrance Hall

uPVC front door, central heating radiator, wood effect laminate flooring, stairs leading to the first floor and a hardwood single glazed door leads to the reception room.

### Lounge

uPVC double glazed bay window, central heating radiator, wood effect laminate flooring, television point, electric fire and a door leading to the kitchen.



### Kitchen Diner

uPVC double glazed windows, central heating radiator, a range of wall and base units, laminate work tops, tiled splash back, electric oven, induction hob, extractor hood, plumbing for a washing machine, integrated fridge freezer, under stairs storage and uPVC double glazed French doors opening to the rear.



### First Floor Landing

uPVC double glazed window, loft access, storage and doors leading to the three bedroom and bathroom.

### Master Bedroom

uPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes



### Bedroom Two

uPVC double glazed window to the rear elevation and central heating radiator.



### Bedroom Three

uPVC double glazed window to the front elevation and central heating radiator.



### Bathroom

Partially tiled with laminate flooring, three piece bathroom suite comprising of a panel enclosed bath with thermostatic shower and screen, low flush WC and a hand wash basin with pedestal.



### Garden

An enclosed garden with gravel chippings, a paved patio and planted borders.



### Parking

Allocated parking space to the left of the property.

Council Tax Band B