



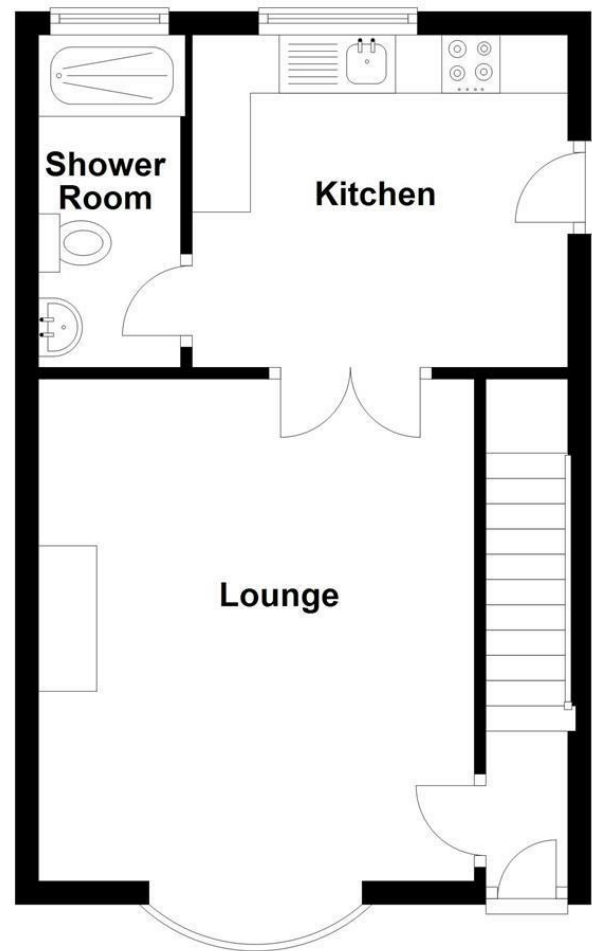
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BL0 9HX

CHARLES LOUIS

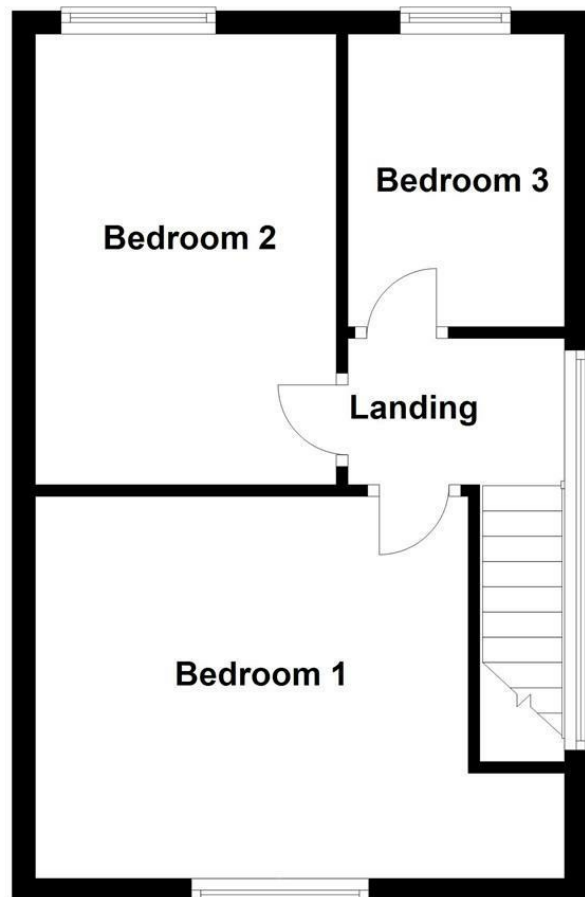
HOMES LIMITED

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

Ground Floor



First Floor



Directions

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 84 | 84 | D | D |
| 58 | 84 | D | D |

60 Laxey Crescent
Leigh, WN7 5HF

£800 Per month



- Available to Occupy from Late March
- Three bedrooms and Shower Room
- Driveway Parking to the Front
- Early Enquiry Essential, Viewing A Must

- Semi Detached Family Home
- Generous Garden to the rear
- Long Term Tenant Sought

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.

60 Laxey Crescent

, Leigh, WN7 5HF

Charles Louis Lettings are delighted to offer to let this spacious semi-detached three bedroom property, ideally situated close to amenities and schools. Comprising in brief; lounge, fully fitted kitchen, ground floor shower room, two double bedrooms and a single bedroom, the property benefits from having a generous garden which would ideally suit a growing family, and driveway parking to the front. To be let long term and available to occupy from late March, this property is likely to generate a lot of interest. Enquiry is encouraged at your earliest opportunity.

Entrance Hallway

Front facing uPVC entrance door opening into the hallway, laminate wood effect flooring, meter cupboard, security alarm, power points and stairs ascending to the first floor.

Lounge

14'21 x 12'37 (4.27m x 3.66m)

With a front facing uPVC bow window, coving, laminate wood effect flooring, radiator, feature fireplace with marble surrounding and gas fire, TV point and power points.



Kitchen

10'62 x 9'46 (3.05m x 2.74m)

With a rear facing uPVC window, laminate wood effect flooring, radiator, power points, a range of wall and base units, inset sink with drainer unit, built in electric oven, electric hob with extractor fan above, integrated washing machine, integrated fridge/freezer, uPVC door with the side.



Shower Room

9'32x 4'27 (2.74mx 1.22m)

Fully tiled with a rear facing opaque uPVC window, radiator, walk in shower cubicle with shower above, low flush WC, hand wash basin with pedestal.



First Floor Landing

With a side facing uPVC window, electric heater, power points and access to the loft.

Bedroom One

15'62 x 10'97 (4.57m x 3.05m)

With a front facing uPVC window, radiator, TV point and power points



Bedroom Two

12'79 x 8'73 (3.66m x 2.44m)

With a rear facing uPVC window, radiator, TV point and power points.



Bedroom Three

8'55 x 6'39 (2.44m x 1.83m)

With a rear facing uPVC window, radiator, TV point and power points.



Rear Garden

An enclosed private rear garden, steps leading down to patio area with grass on either side, external lighting and water supply.



Alternative view - Rear Garden



Council tax Band A