



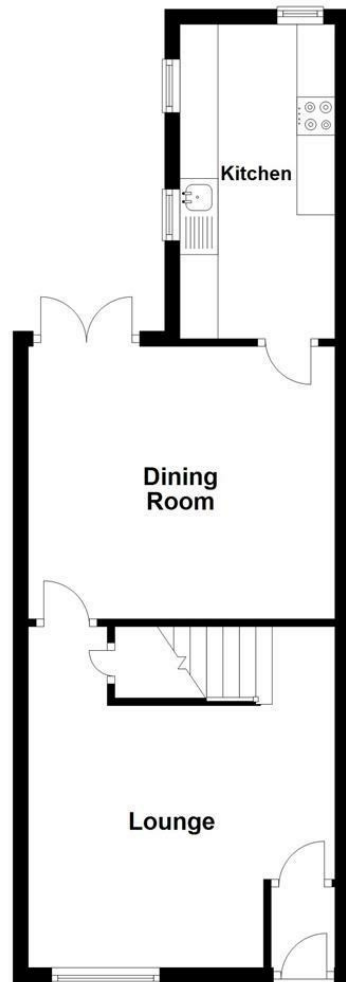
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS

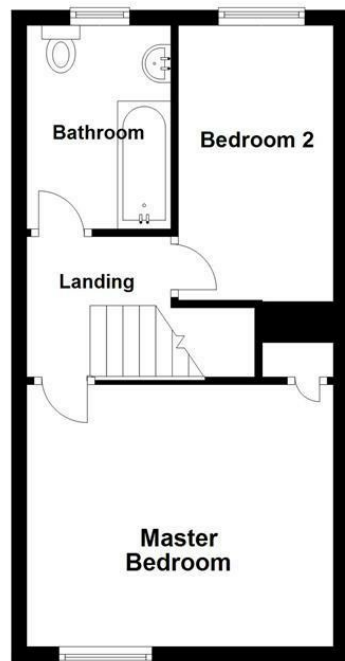
HOMES LIMITED

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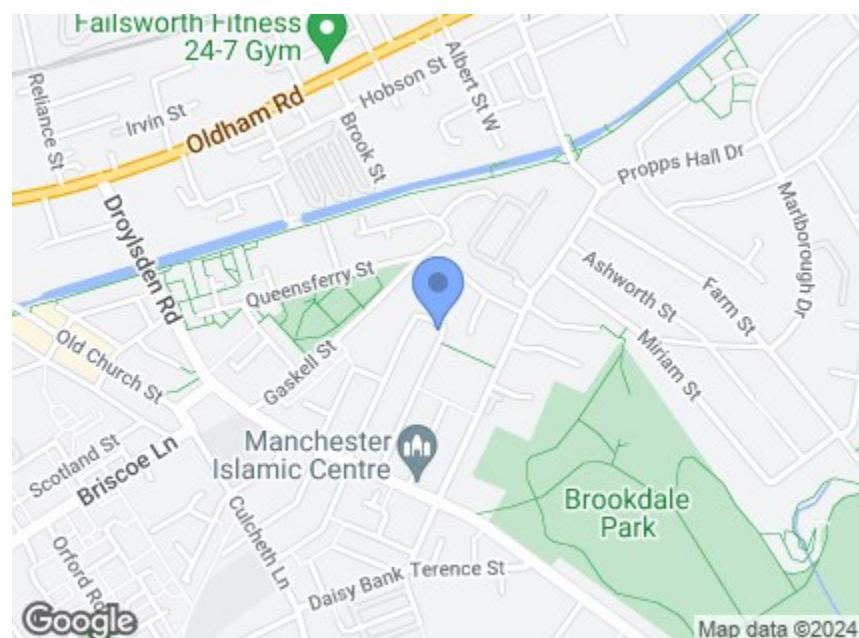
Ground Floor
Approx. 41.6 sq. metres (447.4 sq. feet)



First Floor
Approx. 32.9 sq. metres (354.5 sq. feet)



Total area: approx. 74.5 sq. metres (801.8 sq. feet)



Directions

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (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 ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

81 Rossington Street
Newton Heath, Manchester, M40 1PG

£925 Per month



- Recently Refurbished & Beautifully Presented
- Offered Unfurnished & Available Immediately
- Generous Master Bedroom plus A Second Double
- Spacious Mid Terraced Property in a Quiet Street
- Lounge, Dining Room & a Stylish Modern Kitchen
- Sleek House Bathroom with Shower Over Bath

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.

81 Rossington Street

Newton Heath, Manchester, M40 1PG

IMMACULATELY PRESENTED, MODERN & SPACIOUS TWO BED TERRACE** TWO RECEPTION ROOMS** STYLISH KITCHEN & BATHROOM**CLOSE TO AMENITIES AND WITHIN WALKING DISTANCE TO THE TRAM STOP**

Unfurnished and ready to occupy as soon as possible, this superb property has recently undergone a full scheme of refurbishment and must be viewed to be appreciated. Offering spacious accommodation comprising lounge, dining room, kitchen, two double bedroom and bathroom, the property also benefits from having a low maintenance walled courtyard to the rear. Nearby local schools can be accessed within walking distance, surrounding amenities and supermarkets and 15 minute walk to Newton Heath and Moston tram stop for access to and from Manchester City Centre. Call today to arrange your appointment to view.

Entrance Vestibule

Front entrance door into the vestibule with alarm panel and inner door opening to the lounge.

Lounge

13'3 x 11'1 (min) (4.04m x 3.38m (min))
With a front facing UPVC picture window, laminate laid wood effect flooring, radiator, TV point and power point,s. Stairs with under cupboard ascend to the first floor landing.



Dining Room

13'3 x 11'9 (4.04m x 3.58m)
With laminate laid wood effect flooring, radiator, power points and UPVC French doors opening out to the yard.



Kitchen

13'7 x 6'8 (4.14m x 2.03m)
Modern kitchen with dual aspect windows rear and side, tiled flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, 1.5 inset sink and drainer unit, built in electric oven with electric hob and extractor hood over, plumbing for a washing machine and space for a fridge freezer.



First Floor Landing

With laminate flooring, power point and access to the loft space.

Master Bedroom

13'3 x 11'3 (4.04m x 3.43m)
With a front facing UPVC window, laminate flooring, radiator, power points and built in cupboard.



Bedroom Two

12'9 x 6'5 (3.89m x 1.96m)
With a rear facing UPVC window, laminate flooring, radiator and power points.



Bathroom

7'6 x 6'5 (2.29m x 1.96m)
Fully tiled with a rear facing UPVC opaque window, spotlighting, heated towel rail and three piece bathroom suite comprising panel enclosed bath with waterfall shower over, hand held attachment and screen, low flush WC and hand wash basin with pedestal.



Rear Yard

An enclosed yard with an external water supply and rear gate.