



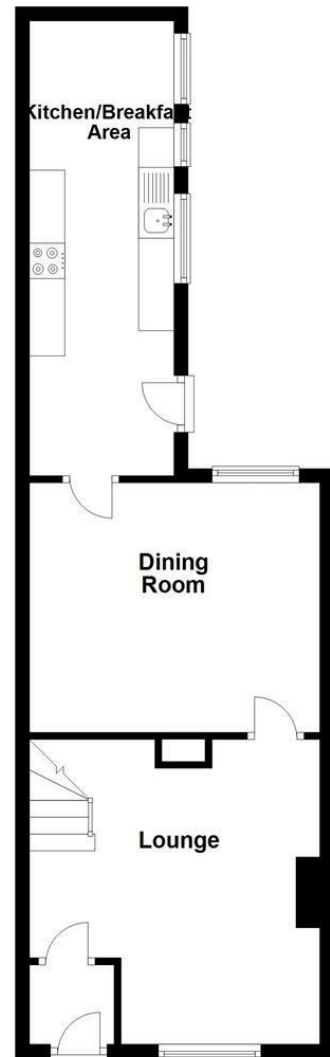
Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS

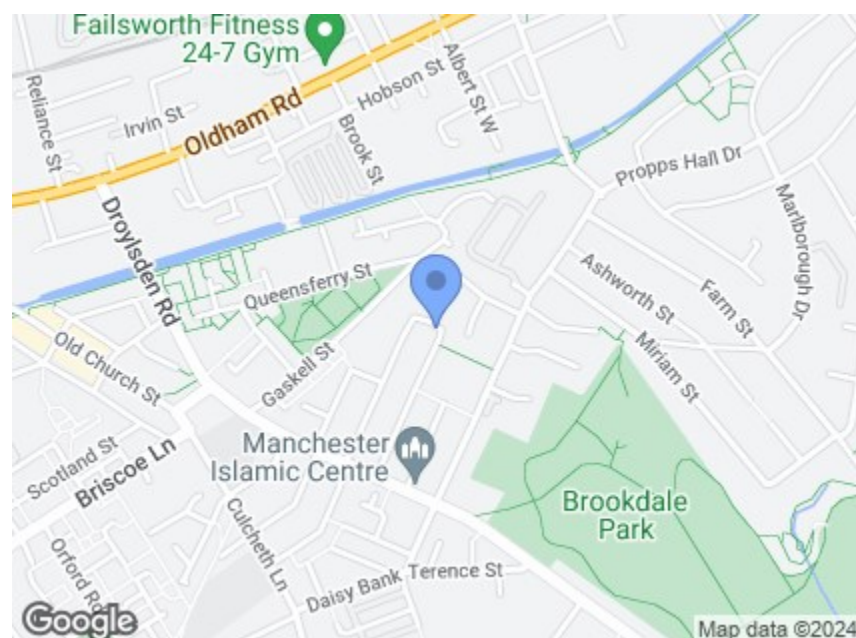
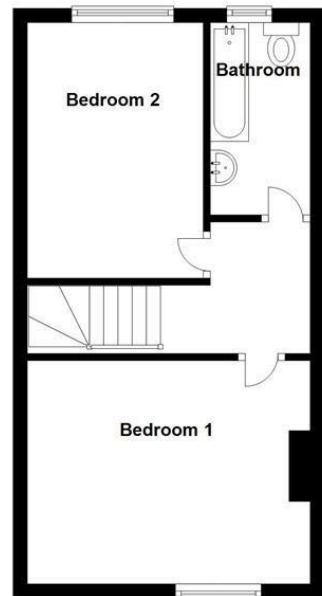
HOMES LIMITED

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Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	83		

No 83 Rossington Street
Newton Heath, Manchester, M40 1PG
£875 Per month



- Newly Refurbished Throughout
- Two Receptions, Two Double Bedrooms
- Brand New Kitchen & Bathroom
- Offered Unfurnished, Available Asap
- Immaculately Presented, Ready to Occupy
- Kitchen Incorporating Breakfast Area
- Secure Walled Rear Courtyard
- Suit Professional Couple Or Small Family

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.

Tel: 0161 9590166

www.charleslouishomes.co.uk

No 83 Rossington Street

Newton Heath, Manchester, M40 1PG

IMMACULATEY REFURBISHED & SPACIOUS TWO BED
END OF TERRACE** TWO RECEPTION ROOMS** BRAND
NEW 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, breakfast 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

With a front entrance door that opens into the entrance vestibule with an alarm panel, and inner door opening to the lounge.

Lounge

14'28 x 13'21 (4.27m x 3.96m)

With a front facing UPVC window, spotlighting, laminate wood effect flooring, radiator, telephone point, power points, and under-stairs storage cupboard.

Dining Room

13'26 x 11'78 (3.96m x 3.35m)

With a rear facing UPVC window, centre ceiling light, laminate wood effect flooring, radiator, and power points.

Kitchen

21'05 x 6'72 (6.53m x 1.83m)

With three side facing UPVC windows, laminate wood effect flooring, strip lighting and centre ceiling light, radiator, power points, newly fitted wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven, gas hob with extractor hood, plumbing for washing machine, space for a fridge/freezer, and composite door to the side.

Alternate View

First Floor Landing

6'12 x 4'95 (1.83m x 1.22m)

With power points, and loft access.

Master Bedroom

13'43 x 11'44 (3.96m x 3.35m)

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

Bedroom Two

12'04 x 8'02 (3.76m x 2.49m)

With a rear facing UPVC window, centre ceiling light, laminate wood effect flooring, radiator, built in cupboard, and power points.

Bathroom

8'21 x 4'87 (2.44m x 1.22m)

Fully tiled with a rear facing opaque UPVC window,, tiled flooring, heated towel rail, and a three piece suite comprising of; a panel enclosed bath with power shower over and screen, low flush WC, and hand wash basin with pedestal and touch operated LED mirror,

Rear Courtyard

An enclosed, low maintenance courtyard, and a secure rear access gate.

Council Tax Band A

EPC Rating C