

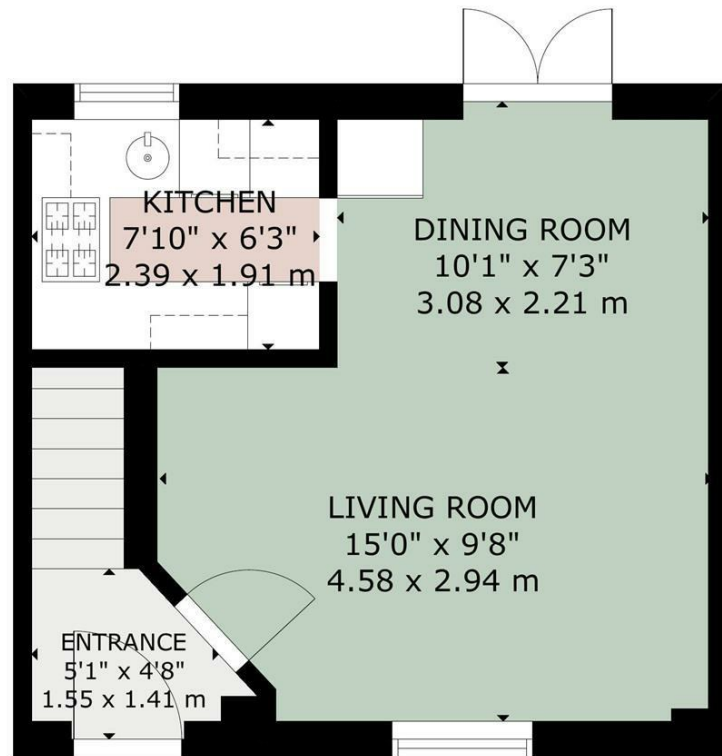


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

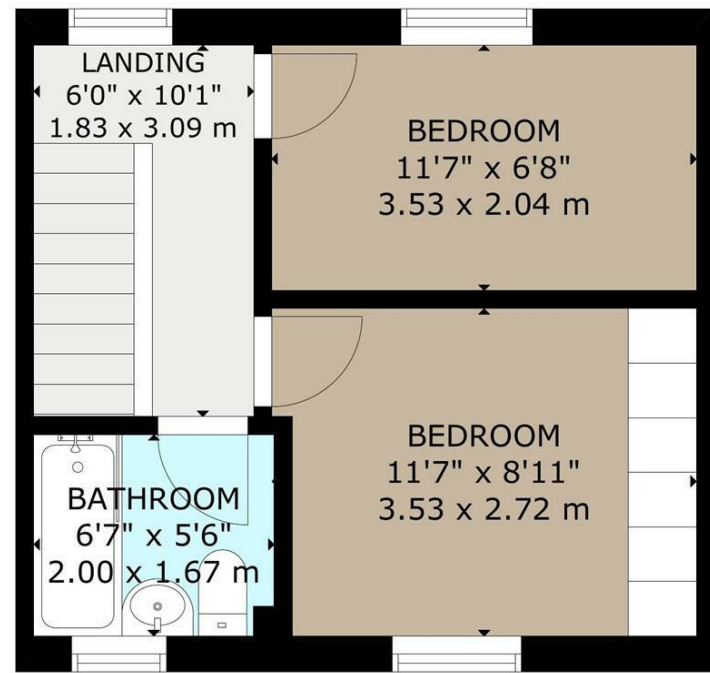
CHARLES LOUIS

HOMES LIMITED

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

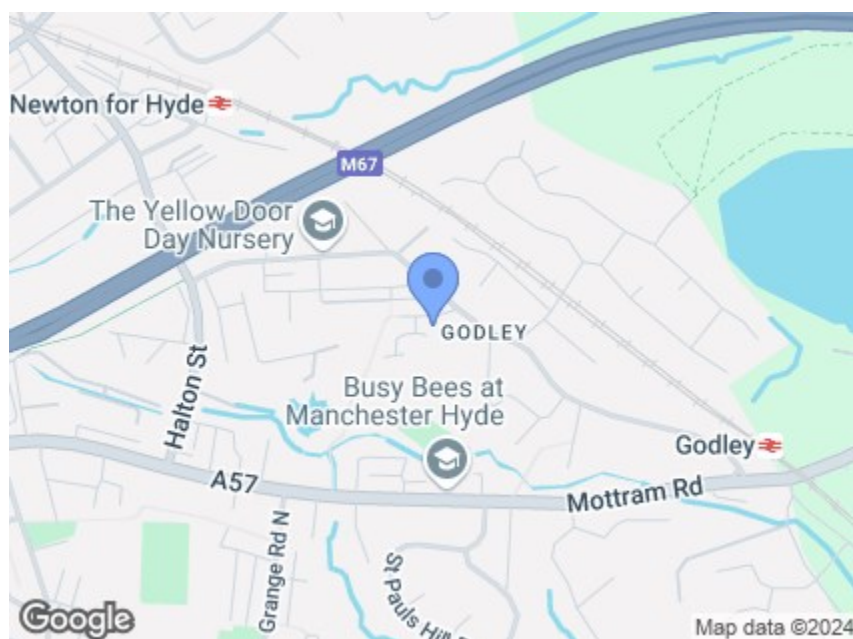


GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 59 m<sup>2</sup>/629 sq ft  
GROUND FLOOR: 30 m<sup>2</sup>/320 sq ft, FIRST FLOOR: 29 m<sup>2</sup>/309 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Directions

| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|---|-----------|
| Current                                     | Potential | Current   | Potential |
| 81  | 95        | A   | A         |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |           | England & Wales   |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC   |           |

No. 4 Woodland View  
, Hyde, SK14 2JB

£995 Per month



- Modern & Well Presented Semi Detached
- Stylish Fitted Kitchen & Bathroom
- Two Parking Spaces to the Front
- Quiet & Convenient Location in Hyde
- Low Maintenance Garden to the Rear
- Unfurnished & Available Early November

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. 4 Woodland View

, Hyde, SK14 2JB

Charles Louis Lettings are delighted to present this charming two-bedroom house situated in a quiet and convenient location in Hyde, close to local amenities and transport links.

Available to Occupy early November, this house is ideal for a small family, or professional couple and offers modern and well presented accommodation comprising entrance vestibule, open lounge and dining area, fitted kitchen, two bedrooms and bathroom. To the rear there is a good size easy to maintain garden whilst to the front there are two parking spaces.

Call today to reserve your appointment to view.

## Entrance

uPVC entrance door opening into the hallway, laminate wood effect flooring, radiator, door leading to the living room and stairs ascending to the first floor.

## Lounge/Diner

14'11" max x 16'10" (4.57m max x 5.15m)

With a front facing uPVC double glazed window, laminate wood effect flooring, radiator, central ceiling light and power points.



Alternate View



## Kitchen

7'10" x 6'3" (2.39m x 1.91m)

Tiled flooring, fitted with a range of wall and base units with a contrasting work top and downlights, inset sink and drainer with a mixer tap, space for oven and hob, extractor fan, plumbing for a dishwasher and washing machine, inset ceiling spot lights.



## First Floor Landing

Leading to Bedrooms 1 & 2 plus Bathroom.

## Bedroom 1

11'6" x 8'11" (3.53m x 2.72m)

Rear facing uPVC double glazed window, fitted wardrobes, radiator, power point and a central ceiling light



## Bedroom 2

11'6" x 6'7" (3.53m x 2.03m)

Front facing uPVC double glazed window, radiator, power points and a central ceiling light.



## Bathroom

6'7" x 5'6" (2.01m x 1.68m)

Fully tiled with a 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.



## Rear Garden

An enclosed private rear garden with a decked patio area.



Surrounding Area

