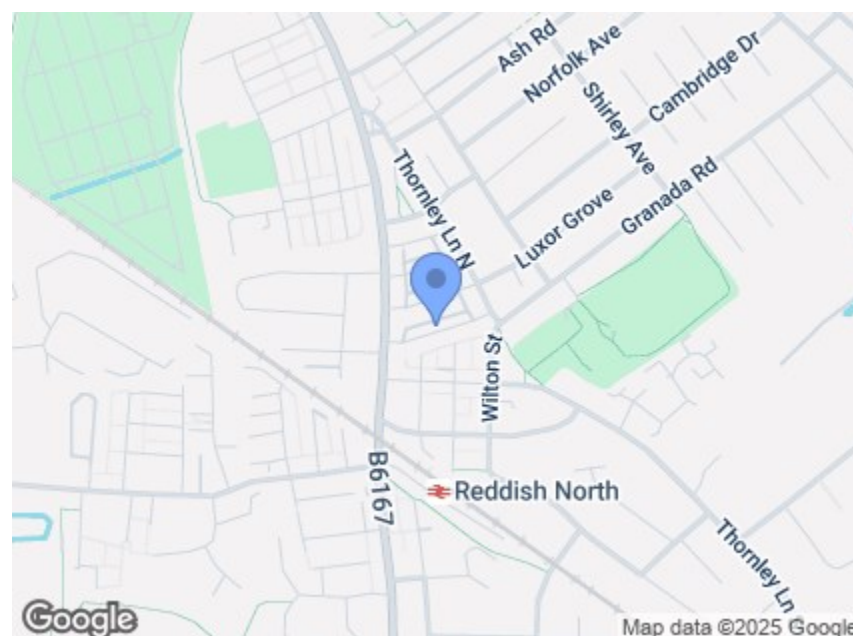
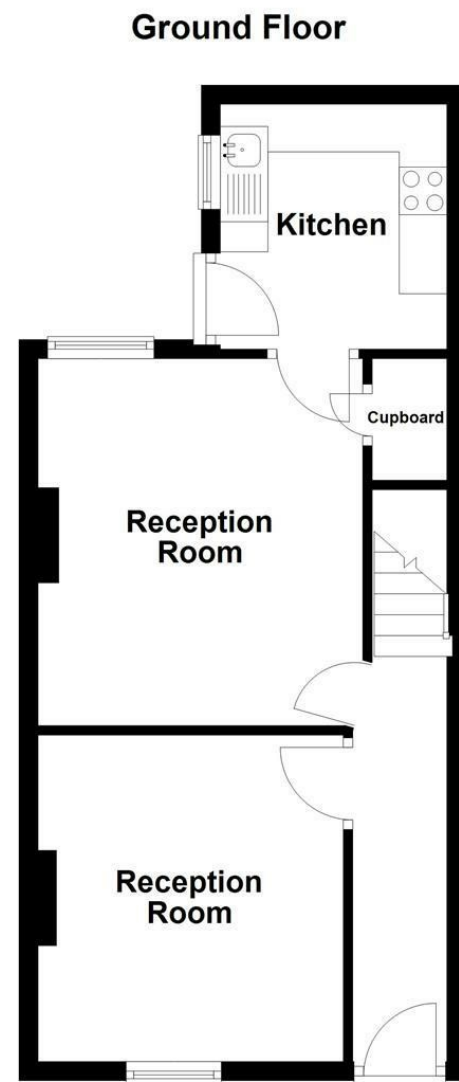




Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX

CHARLES LOUIS  
HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



#### 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			(91-91) 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	

19 Boscombe Street  
, Stockport, SK5 6QS

£1,100 Per month



- Well Proportioned Two Bed Terrace
- Two Separate Reception Rooms
- Two good size Bedrooms

- Popular Location in North Reddish
- Cooker with Built in Cooker
- Unfurnished & Available Now

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.

Tel: 0161 9590166

[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



# 19 Boscombe Street

, Stockport, SK5 6QS

A spacious and well proportioned terraced property situated in the ever sought after North Reddish area. Offered unfurnished and available immediately, this property benefits from having gas central heating, UPVC double glazing and a private yard to the rear. Comprising in brief; entrance hall, two reception rooms, a modern kitchen to the rear fitted electric oven with gas hob, a generous master bedroom and a second double bedroom, and a bathroom fitted with a three piece bathroom suite with shower over the bath.

We expect this property to attract lots of interest and would recommend you call to arrange a viewing as soon as possible.

## Entrance Hall

A front facing UPVC entrance door opens into the hallway with coving, wood flooring, radiator, power points and stairs ascending to the first floor landing.

## Front Reception Rooms

11'3 x 10'5 (3.43m x 3.18m)

With a front facing UPVC window, coving, radiator, TV point and power points.



## Rear Reception Room

12'8 x 11' (3.86m x 3.35m)

With a rear facing UPVC window, coving, laminate laid wood effect flooring, radiator, telephone point, power points and an understairs storage cupboard.



## Kitchen

8'6 x 7'10 (2.59m x 2.39m)

With a side facing UPVC window, wood effect flooring and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven with gas hob and extractor hood, plumbing for a washing machine, space for a fridge freezer, and a side opening UPVC door leading to the outer yard.



## First Floor Landing

With a loft hatch and pull down ladder opening to the loft storage space which we assume to be partly boarded.

## Bedroom One

14'2 x 11'4 (4.32m x 3.45m)

With two front facing UPVC windows, feature cast iron fireplace, radiator, TV point and power points.



## Bedroom Two

12'8 x 9'2 (3.86m x 2.79m)

With a rear facing UPVC window, feature cast iron fireplace, radiator, TV point and power points.



## Bathroom

8'7 x 7'10 (2.62m x 2.39m)

Partly tiled with a rear facing UPVC opaque window, radiator plus a heated towel rail, fitted with a three piece bathroom suite comprising panel enclosed bath with shower over and screen, low flush WC and a hand wash basin with pedestal.



## Yard

An enclosed and private rear yard with outside lighting.

