



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	77		

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
 Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20).

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12 Wilton Court
Prestwich, Manchester, M25 2RT
£900 Per month



- Modern & Well Presented First Floor Flat
- Open Plan Living & Two Bedrooms
- Offered Unfurnished & Ready to Occupy
- Much Sought After Area Of Manchester
- Private Entrance at Ground Level
- Early Enquiry Strongly Recommended

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.

12 Wilton Court

Prestwich, Manchester, M25 2RT

A modern, newly renovated first floor apartment in a sought-after area – offering spacious living, brand new appliances, and a stylish open-plan design.

Situated in a peaceful residential spot close to local schools and local this bright and neutrally decorated two-bedroom first floor flat offers a spacious layout, external communal garden space and modern interiors ideal for a professional couple requiring local access to the city, or a young family requiring schools and recreational activities alike. Internally, the property is well-presented throughout with a two tone grey carpeting theme and crisp white walls. There's a generous living room, leading onto a modern kitchen, with two bedrooms, and a well-fitted shower room. The communal garden space is a rare bonus, ideal for summer relaxing and communal gardening.

- Open plan living and dining area with contemporary finishes with integrated appliances
- Designated off-road parking
- Quiet residential location with excellent transport links

Unfurnished - | Long-term let preferred

Register your interest today and be among the first to view this stunning home. Opportunities like this don't last long!

Green & Community Spaces, Simister retains a semi-rural/village feel with surrounding farms, open fields and countryside views.

There's a wetland site managed by the community, with paths for walking and enjoying nature.

Close proximity to Heaton Park, offering large green space, walking, recreation, etc.

Food & Social / Local Amenities; There are two popular pubs in the village: The Farmers Arms and The Same Yet Inn (the latter has a children's play area). These provide casual dining / social meeting points.

St George's Church (Grade II-listed), providing a historic, characterful building and community focal point.

Entrance Hall

Private entrance door at ground level opens to the staircase ascending to the hallway with laminate wood effect flooring, gas central heating radiator and power points.

Open Plan Lounge & Kitchen

21'5 x 10'2 (6.53m x 3.10m)

Lounge

With a rear facing UPVC window overlooking the gardens, spotlighting, laminate wood effect flooring, radiator, TV point, telephone point and power points. With an open aspect to the Kitchen area.

Kitchen

With a front facing UPVC window, spotlighting, laminate wood effect flooring, power points, a range of wall and base units with contrasting work surfaces and inset sink and drainer unit, built in electric oven and four ring hob, and space for a fridge freezer.

Utility Cupboard

With shelving, power points and plumbing for a washing machine.

Master Bedroom

13'6 max (10'6 min) x 10'3 (4.11m max (3.20m min) x 3.12m)

With a rear facing UPVC window, spotlighting, gas central heating radiator, TV point power points.

Bedroom Two

10'9 x 7'3 (3.28m x 2.21m)

With a rear facing UPVC window, spotlighting, gas central heating radiator, telephone point and power points.

Shower Room

Fully tiled with a front facing opaque UPVC window, heated towel rail, walk in shower unit with mains fed drench head shower and hand held attachment, low flush WC and hand wash basin.

Gardens & Parking

There are communal gardens to the perimeter of the development, and plenty of on site and on road parking in the immediate vicinity.

Alternate View

