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CHARLES LOUIS
HOMES LIMITED



6 Kersal Road

Prestwich, Manchester, M25 9SJ

Price guide £170,000

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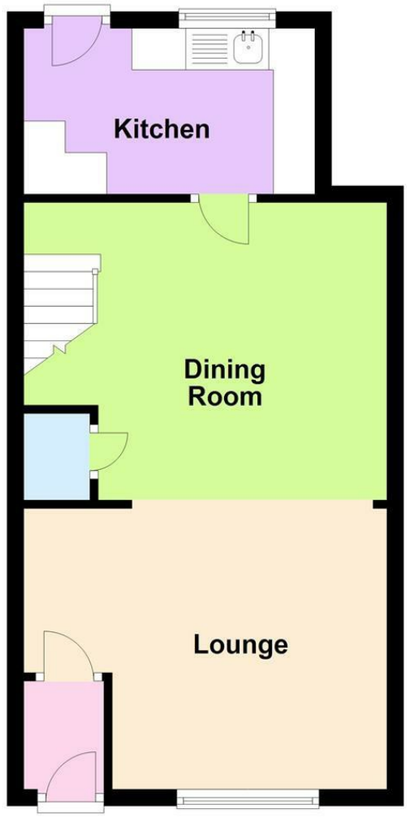
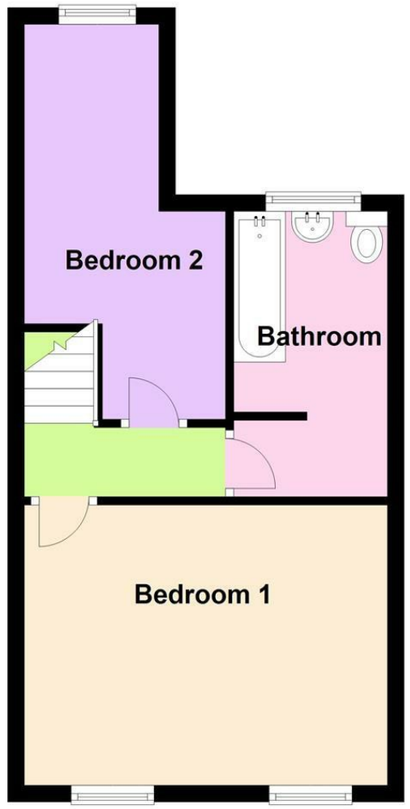
- **Well presented & spacious two bedroom cottage**
- **Located in a quiet & well sought after area**
- **Gas central heating & double glazing throughout**
- **Close to local amenities, transport links & motorway**
- **Sold with no onward chain**
- **Open plan Living room & dining area with kitchen to rear**
- **Private enclosed courtyard to rear**
- **A Must See!! To appreciate size & location of property**

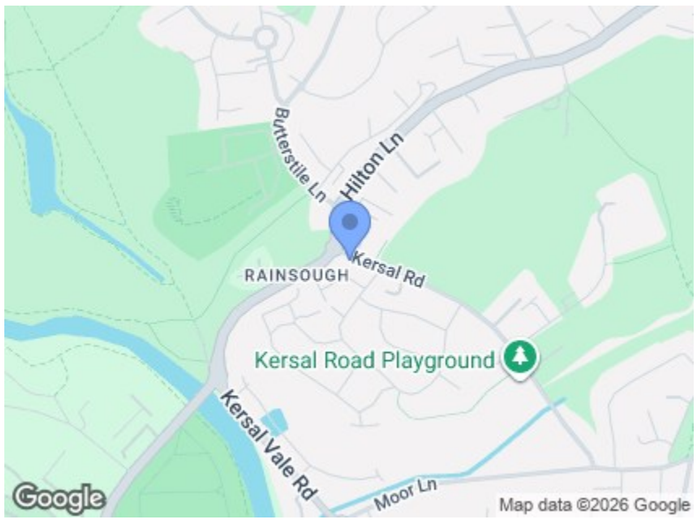
Ground Floor

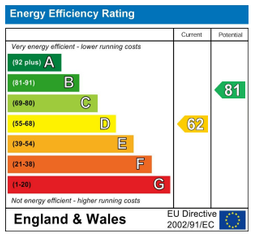


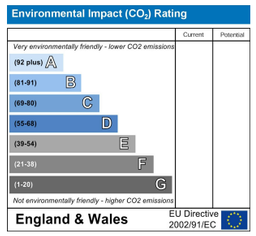
First Floor



Directions







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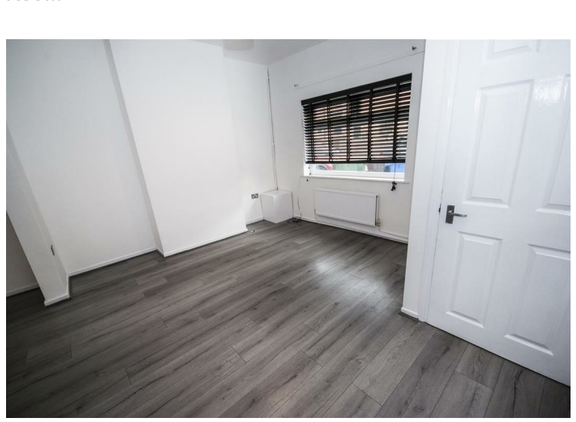
SOLD WITH NO ONWARD CHAINWELL PRESENTED TWO BEDROOM MID TERRACED**SITUATED IN A QUIET & WELL SOUGHT AFTER LOCATION**Charles Louis Homes are delighted to present to let this spacious and well-presented terraced cottage situated in the heart of Prestwich close to local amenities and transport links. This property benefits from having light and airy open-plan living space and two well proportioned bedrooms.

Comprising in brief; entrance vestibule, lounge with open arch to dining area, kitchen fitted with integrated fridge freezer, master bedroom, a second, extended bedroom and modern bathroom fitted with a three-piece suite in white. To the rear there is a tiered courtyard which gives access to a rear passageway.

Entrance Vestibule
Composite door opens into entrance and with laminate wood-effect flooring, alarm panel and inner door opening to living space.

Lounge
14'1x11'2 (4.29mx3.40m)
Front facing UPVC window, wood effect laminate flooring, radiator, TV point, power points and open archway to Dining Room



Dining Room
14'3x12 (4.34mx3.66m)
With wood effect laminate flooring, radiator, power points and under-stairs cupboard and stairs ascending to the first floor.



Open Plan Aspect



Open Plan Aspect



Kitchen
11'6x6'7 (3.51mx2.01m)
Rear-facing UPVC window, tiled flooring, radiator, power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, integrated fridge freezer, plumbing for a washer and space for an electric cooker.



Landing
Leads to bedrooms one, two and bathroom.

Bedroom 1
14x11'1 (4.27mx3.38m)
Front-facing UPVC window, radiator and power points.



Alternate View



Bedroom 2
16'8x7'8 (max)-5'5 (min) (5.08mx2.34m (max)-1.65m (min))
Two rear-facing UPVC windows, radiator and power points.

Bathroom
12'0" x 6'0" (3.66m x 1.85m)
Rear-facing opaque window, heated towel rail and 3-peice bathroom suite comprising bath with shower over and screen, low-flush WC and hand wash basin with vanity unit.



Council Tax Band A