



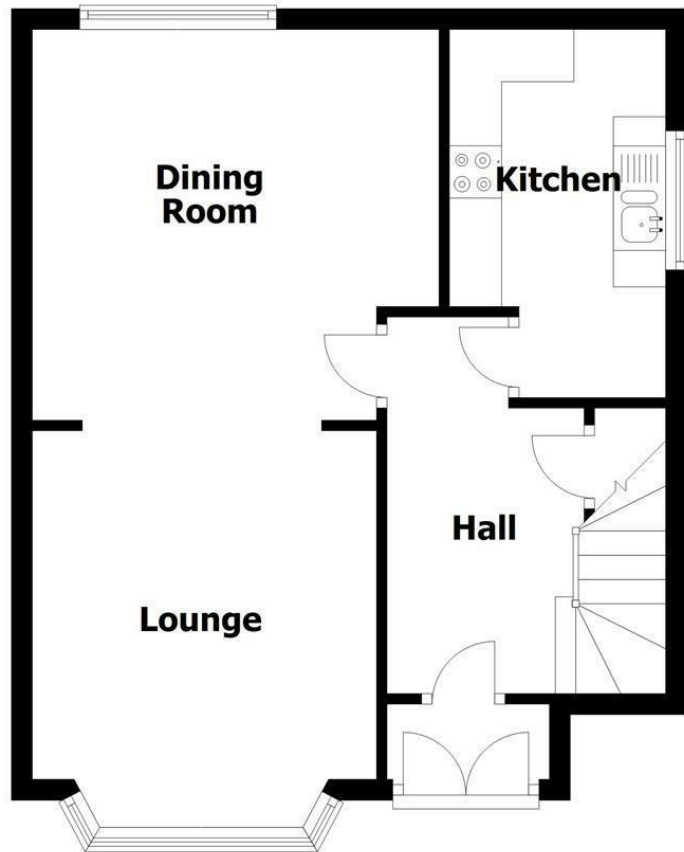
Charles Louis Homes Ltd
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Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS

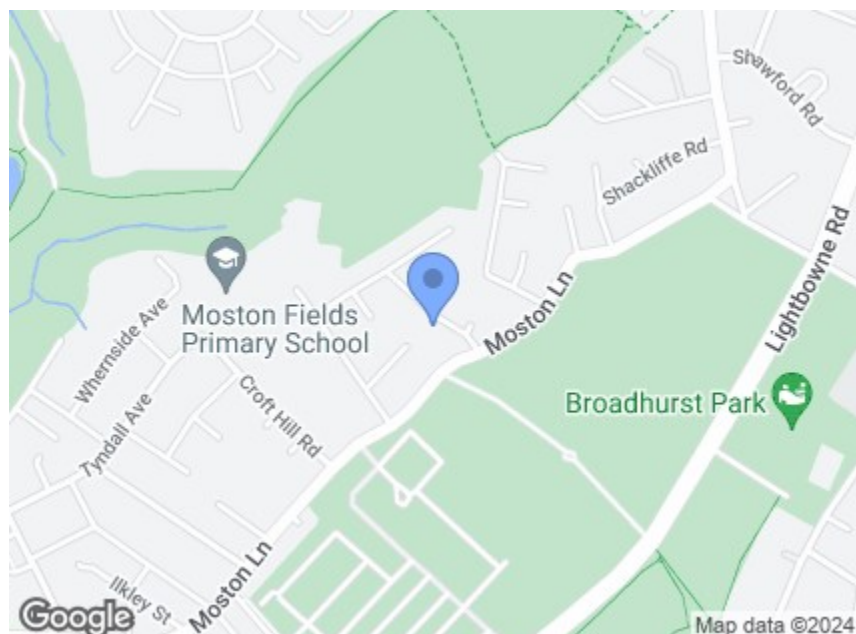
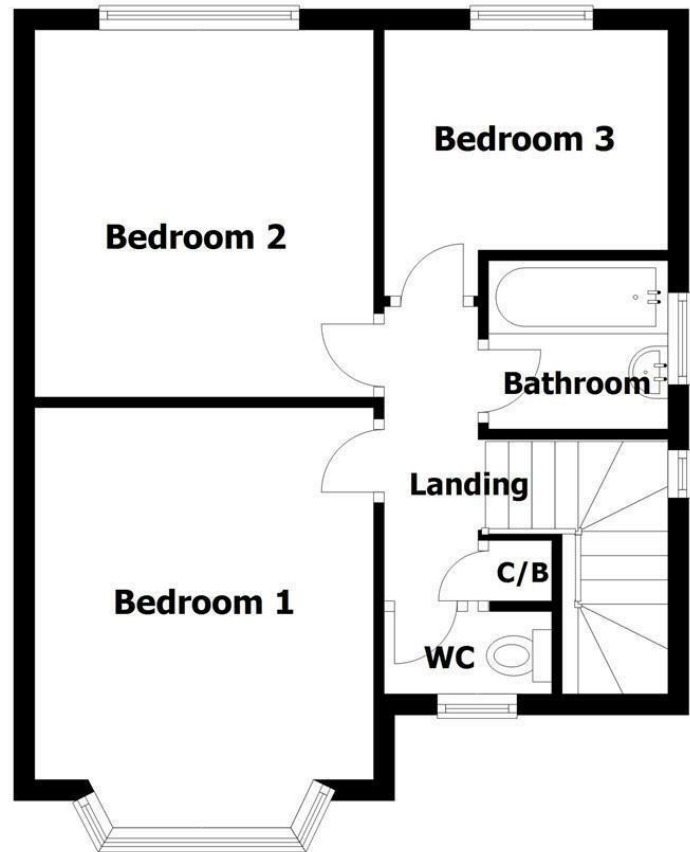
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Ground Floor



First Floor



Directions

At junction 20, take the A664 exit to Middleton/Blackley, take the slip road to Alkrington Interchange/Rochdale Rd/A664. Turn right onto Alkrington Interchange/Rochdale Rd/A664 and continue to follow Rochdale Rd/A664. Turn left onto Victoria Ave E/A6104, continue straight to stay on Victoria Ave E/A6104. Next turn right onto Northwold Dr. Next turn left onto Topcliffe Rd, then turn right onto Hinchley Rd and left onto Ainsbrook Ave. At Four Ways, continue straight onto Moston Ln and turn right onto Enville Rd.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	83		
58			

No 11 Enville Road
Manchester, M40 5GF

£230,000



- Sold With Tenant in Situ or Vacant Possession
- Driveway Parking
- Three Good Size Bedrooms
- Popular & Sought After Residential Area

- Ideal Investment Opportunity or Family Home
- Generous Living Space with Two Receptions
- Gas Central Heating and Double Glazing
- Great Family Garden To Rear

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.

No 11 Enville Road , Manchester, M40 5GF

****Exciting Investment Opportunity** Sold with Tenant In Situ****

Discover an enticing investment opportunity with Charles Louis Lettings. Presenting a charming family home nestled in a sought-after residential area, this property boasts proximity to local schools, amenities, public transport, and motorway connections.

The layout features an inviting entrance hallway leading to a bay-fronted lounge, dining area, kitchen, and staircase to the upper level. Upstairs, three bedrooms, a family bathroom, and a separate WC await. Outside, a mature garden offers tranquility, while driveway parking enhances convenience.

With its tenant already in situ, this property promises immediate returns. Don't miss out on this lucrative opportunity—schedule your viewing now!

Entrance Hallway

UPVC French doors open into the porch way, opening onward through an inner door to the hallway.



Lounge

119 x 113 (3.58m x 3.43m)

With a front facing UPVC bay window, laminate laid wood effect flooring, radiator, power points and an open archway to the dining room.



Dining Room

122 x 128 (3.71m x 3.86m)

With a rear facing UPVC window overlooking the garden, laminate laid wood effect flooring, feature fireplace with gas fire, radiator and power points.



Kitchen

12'4 x 6'10 (3.76m x 2.08m)

With a side facing UPVC window, tiled flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer, space for a gas cooker, plumbing for a washing machine and space for a fridge freezer. UPVC door to the rear opens out to the garden.



First Floor Landing

With a side facing UPVC window, power points, storage cupboard and access to the loft.



Bedroom One

136 x 113 (4.11m x 3.43m)

With a front facing UPVC bay window, laminate laid wood effect flooring, radiator and power points.



Bedroom Two

10'6 x 10'8 (3.20m x 3.25m)

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



Bedroom Three

7'4 x 8'9 (2.24m x 2.67m)

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



Bathroom

52 x 57 (1.57m x 1.70m)

Partly tiled with a side facing UPVC opaque window, laminate laid wood effect flooring, radiator and two piece bathroom suite comprising panel enclosed bath with mixer taps and hand wash basin with pedestal.



WC

With a front facing glazed portal window, laminate laid wood effect flooring and low flush WC.



Rear Garden

A generous and enclosed garden featuring a patio area and a good expanse of lawn with plant and shrub borders.



Tenure - Leasehold
Council Tax - Manchester band B