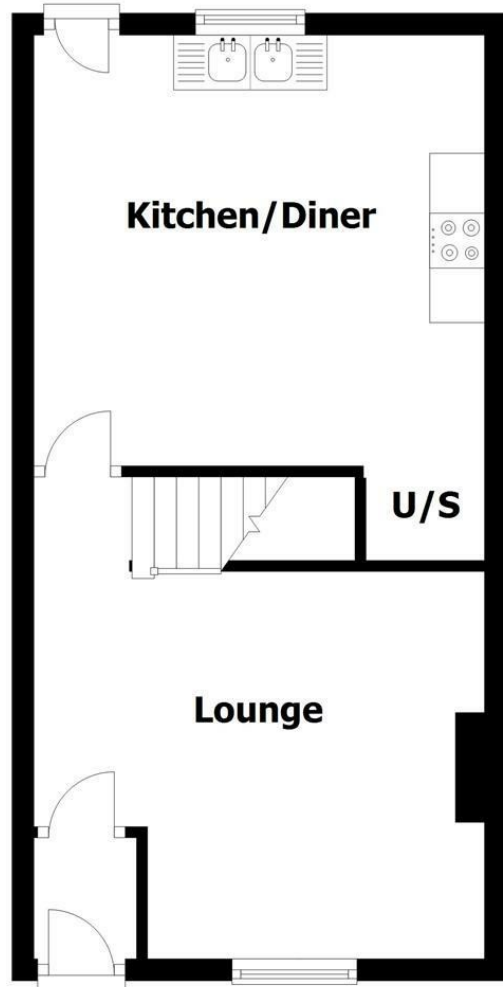
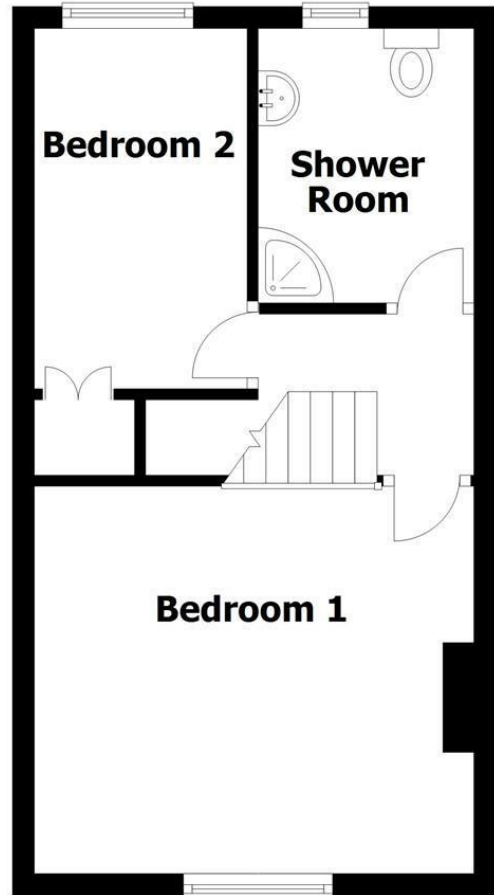


### Ground Floor



### First Floor



### Directions

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(81-91) A</small> <small>(69-80) B</small> <small>(55-68) C</small> <small>(39-54) D</small> <small>(21-38) E</small> <small>(1-20) F</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	



**41 Stelfox Street**  
 Eccles, Manchester, M30 7DH  
**£995 Per month**



- Well Presented Terraced Property
- Just minutes from the M60
- Two Good Size Bedrooms & Shower Room
- Offered Partly Furnished & Available Late July
- Much Sought After Location
- Lounge & Dining Kitchen to Ground Floor
- A Sunny & Enclosed Rear Garden
- Early Enquiry Essential to Secure a Viewing

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# 41 Stelfox Street

Eccles, Manchester, M30 7DH

Charles Louis Lettings are delighted to offer to let this partly furnished terraced property ideally positioned for ease of access to the motorway links. Situated in the ever sought after Eccles area of Salford, this well presented property is available to occupy from late July. Comprising in brief; entrance vestibule opening to the lounge and onwards to the dining kitchen fitted with electric oven and hob and furnished with a washing machine, dryer and dishwasher. To the rear the property offers an enclosed and sunny garden. This property is well worth a viewing and we expect it to generate much interest therefore early enquiry is strongly encouraged to avoid disappointment.

## Entrance Vestibule

A front facing UPVC door opens into the entrance vestibule with an inner door opening into;

## Lounge

13'5 (max) x 11'2 (4.09m (max) x 3.40m)  
With a front facing UPVC window, feature fireplace with an electric fire, radiator, TV point, telephone point and power points.



## Dining Kitchen

13'6 x 11'2 (4.11m x 3.40m)  
With a rear facing UPVC window, radiator, telephone point and power points, fitted with a range of wall and base units with contrasting work surfaces and inset double sink, integrated oven and electric hob with extractor hood, plumbing for a dishwasher and a washing machine, space for a fridge freezer and a dryer, and a rear UPVC door opening to the garden.



## First Floor Landing

Leading to Bedrooms One and Two and Shower Room.

## Bedroom One

13'3 x 11'3 (4.04m x 3.43m)  
With a front facing UPVC window, radiator and power points.



## Bedroom Two

11'2 x 6'7 (3.40m x 2.01m)  
With a rear facing UPVC window, built in walk-in wardrobe, radiator, telephone point and power points.



## Shower Room

8'3 x 6'5 (2.51m x 1.96m)  
Partly tiled with a rear facing UPVC opaque window, radiator, walk in shower unit, low flush WC and hand wash basin.



## Rear Garden

An enclosed and sunny rear garden mainly paved for low maintenance, featuring a patio area, plant and shrub borders and external lighting and water supply.

