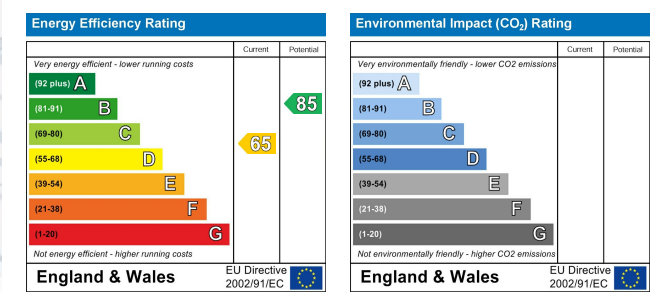


Directions



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.

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CHARLES LOUIS  
HOMES LIMITED



51 Worrall Street  
Edgeley, Stockport, SK3 9BE  
£1,100 Per month



- Spacious & Well Positioned Terrace
  - Close to Public Transport Links
  - Two Double Bedrooms Plus Office
  - Large Enclosed Yard with Lawn Area
- Newly Refurbished & Ready to Occupy
  - Two Reception Rooms, Fitted Kitchen
  - Fitted Bathroom with 3 Piece Suite
  - Unfurnished & Available Immediately



# 51 Worrall Street

## Edgeley, Stockport, SK3 9BE

SPACIOUS TERRACED PROPERTY\*\* SOUGHT AFTER LOCATION IN STOCKPORT\*\* TWO RECEPTION ROOMS\*\* TWO BEDROOMS PLUS OFFICE\*\* AVAILABLE NOW

Charles Louis are delighted to offer to let this newly refurbished terraced property situated in the popular Edgeley area, having easy access to public transport and motorway links. This spacious property benefits from having two reception rooms and two bedrooms, one of them giving access to another room which could be used as an office or nursery. With gas central heating and UPVC windows, the property briefly comprises lounge, dining room, fitted kitchen with a built in oven and gas hob, two double bedrooms, the second of which opens to a third room, and house bathroom fitted with a three piece bathroom suite in white. To the rear the property benefits from having an enclosed and generously sized yard with an area of lawn. Offered unfurnished and available late May, we expect this property to generate a lot of interest and recommend you enquire at your earliest opportunity.

### Entrance Hall

With a front facing UPVC entrance door leading into the lounge.

### Lounge

12'8 x 12'0 (3.86m x 3.66m)  
With a front facing UPVC window, coving, laminate wood effect flooring, feature fireplace, radiator and power points.



### Dining Room

12'8 x 12'2 (3.86m x 3.71m)  
With a rear facing UPVC window, coving, laminate wood effect flooring, feature fireplace, radiator and power points.



### Kitchen

8'5 x 7'9 (2.57m x 2.36m)  
With a side facing UPVC window, laminate wood effect flooring, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven, gas hob with extractor hood, plumbing for a washing machine, space for a fridge/freezer, and door opening to the rear lobby and out through a UPVC door to the yard.



### Master Bedroom

12'8 x 11'3 (3.86m x 3.43m)  
With a front facing UPVC window, coving, radiator and power points.



### Bedroom Two

12'8 x 9'3 (3.86m x 2.82m)  
With a rear facing UPVC window, coving, radiator and power point, leading to;



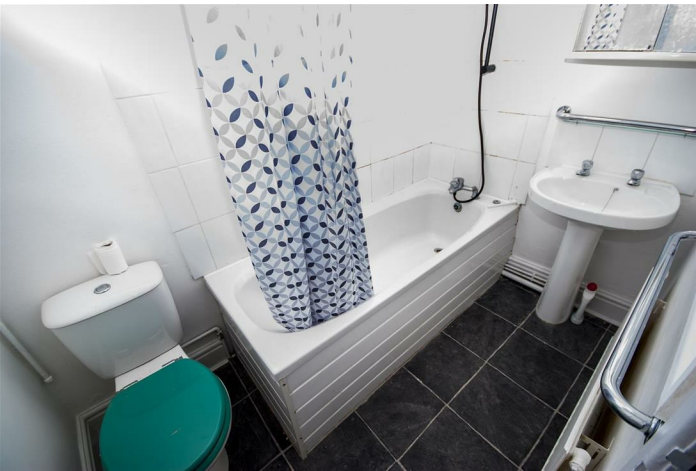
### Office/Nursery

8'4 x 7'0 (2.54m x 2.13m)  
With a side window, and radiator.



### Bathroom

Partly tiled with laminate tile effect flooring and heated towel rail, fitted with a three piece suite comprising of; panel enclosed bath with electric shower over, low flush WC and hand wash basin with pedestal.



### Rear Courtyard

An enclosed low maintenance courtyard with areas of lawn and patio.



Council Tax Band D