

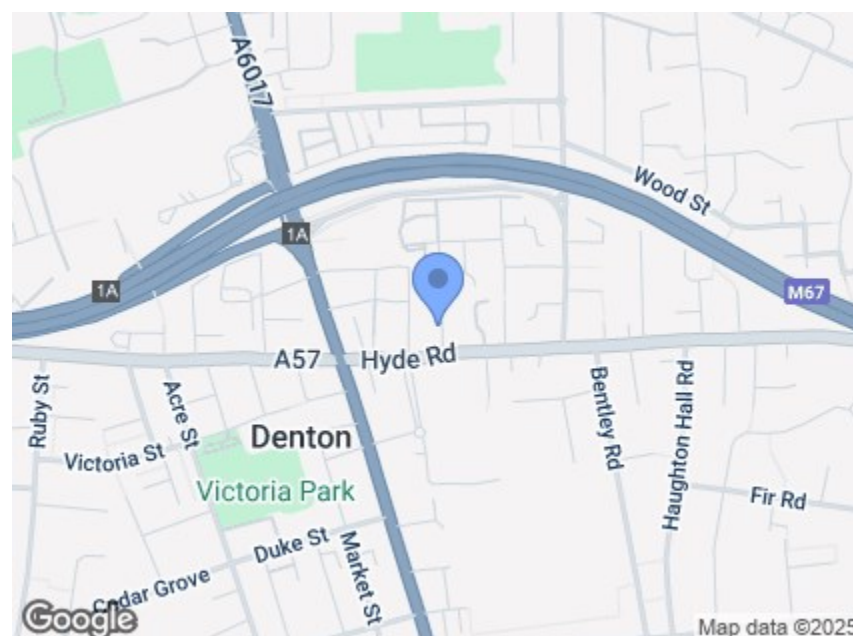


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# CHARLES LOUIS

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## Directions

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

## 5 Gresham Street Denton, Manchester, M34 3AW £995 Per month



- Recently Refurbished & Beautifully Presented
- Offered Unfurnished & Available Immediately
- Generous Master Bedroom plus A Second Double
- Spacious Mid Terraced Property in a Quiet Street
- Lounge, Dining Room & a Stylish Modern Kitchen
- Sleek House Bathroom with Shower Over Bath

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.

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# 5 Gresham Street

Denton, Manchester, M34 3AW

## Entrance Vestibule

Front facing UPVC entrance door opens into the hallway with under stairs cupboard

## Lounge

With a front facing UPVC picture window, radiator, TV point and power points.

## Dining Room

UPVC French doors opening out to the rear yard. radiator, telephone and power points

## Kitchen

With a side facing UPVC double glazed window, power points throughout, range of wall and base unit with contrasting work surfaces, inset sink and drainer unit, built in electric with gas hob with extractor hood.

## Downstairs Bathroom

Fully tiled with a side facing opaque UPVC double glazed window, radiator, three piece bathroom, suite comprising of panel enclosed bath with electric shower over and screen, low flush WC and hand wash basin with pedestal.

## Utility Area

With a side facing UPVC double glazed window, laminate wood effect flooring, radiator, power points, plumbing for a washing machine and fridge freezer.

## Master Bedroom

With a front facing UPVC double glazed window, radiator and power points.

## Bedroom 2

With a rear facing UPVC double glazed window, radiator and power points.

## Rear Garden

An enclosed private low maintenance courtyard with rear access gate.