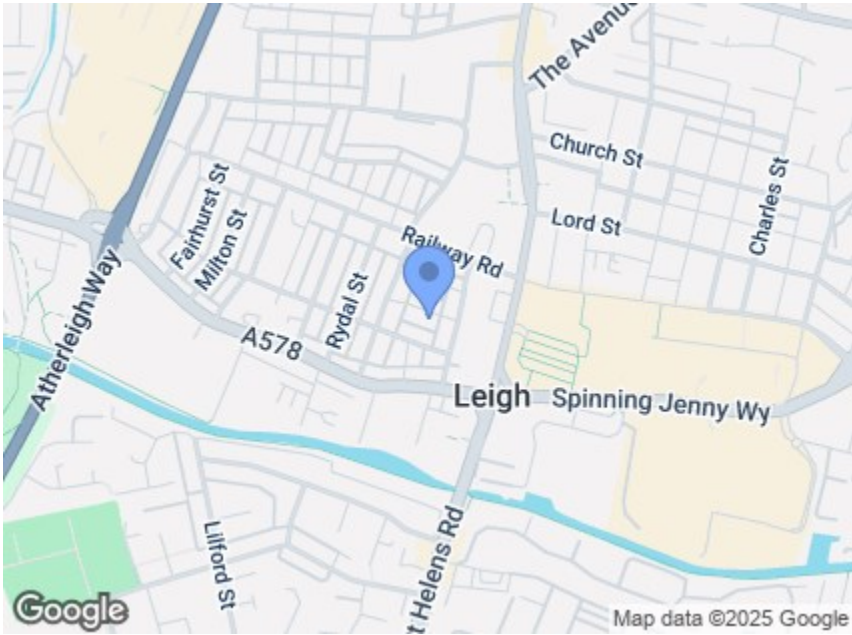




CHARLES LOUIS  
HOMES LIMITED

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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		90	(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	

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.

7 Youd Street  
, Leigh, WN7 4BY  
£825 Per month



- NEWLY DECORATED & CARPETED TO THE FIRST FLOOR
- Close to Commuter Links & Local Amnities
- Offered Unfurnished & Available Immediately
- Situated Within Walking Distance of Town Centre
- Lounge, Kitchen Diner, Two Bedrooms & Bathroom
- Taking Enquiries Now for Viewings, Call Today

# 7 Youd Street

, Leigh, WN7 4BY

\* COMING SOON \*\* CURRENTLY UNDERGOING  
IMPROVEMENT WORKS \*\* LONG TERM TENANT  
SOUGHT AS SOON AS POSSIBLE \*\* ENQUIRE NOW \*

Charles Louis are pleased to present this recently improved, spacious two bedroom property situated in Leigh, within walking distance of the town centre and giving easy access to great transport links. Following a recent tenancy, this property has been redecorated throughout, with new flooring to the kitchen and new carpets to the stairs, landing and two bedrooms.

Briefly comprising lounge, dining kitchen, two bedrooms and bathroom plus a generous yard to the rear, the property is offered unfurnished and a long term tenant is sought for occupation as soon as possible. Call now to arrange an appointment to view.

## Lounge

With a front facing UPVC double glazed window, coving, laminate wood effect flooring, radiator and power points.

## Inner Passage

Opening into the kitchen/ diner with an understairs cupboard.

## Kitchen

With a rear facing UPVC double glazed window, partly tiled flooring, radiator, power points, a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, space for electric oven, space for fridge/ freezer and UPVC door to the rear.

## First Floor Landing

With loft access.

## Master Bedroom

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

## Bedroom Two

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

## Bathroom

Partly tiled with a rear facing opaque UPVC double glazed window, radiator, panel enclosed bath with shower over and screen, low flush WC and hand wash basin with pedestalaL.

## Rear Courtyard

Low maintenance courtyard with water supply.

Council Tax Band