

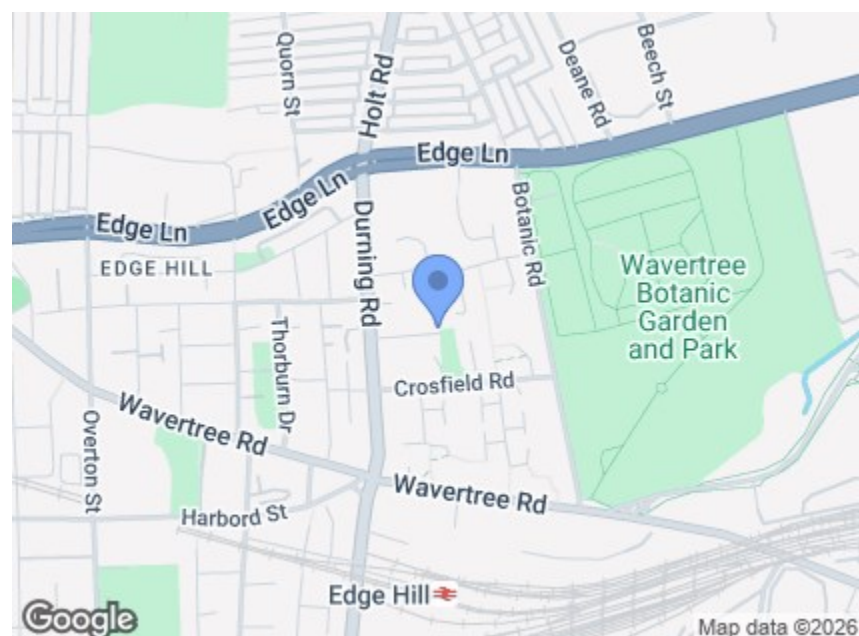


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

# CHARLES LOUIS

HOMES LIMITED

E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



### Directions

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	83		
	56		
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

**35 Arnside Road**  
Edge Hill, Liverpool, L7 5QB  
**£875 Per month**



- £875 per month rent
- Open-plan kitchen and living area with a modern layout
- Modern three-piece bathroom suite, sleek and stylish
- Unfurnished, allowing for personal customization
- Clean and contemporary design throughout
- Move-in ready and available for immediate occupancy

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.

# 35 Arnside Road

## Edge Hill, Liverpool, L7 5QB

Available for rent through Charles Louis Lettings at £875 per month, this modern and recently refurbished two-bedroom terraced house offers a clean, contemporary living space. The property features an open-plan kitchen and living area, creating a bright and spacious environment, perfect for relaxed living.

The house boasts a modern three-piece bathroom, designed with a sleek and stylish finish. The bedrooms offer a cozy, comfortable space for rest. Outside, you'll find a small yard ideal for outdoor seating or a little garden project.

The property is offered unfurnished, allowing you to put your personal touch on the space. This home is available to occupy with immediate effect.

Viewings highly recommended.

### LIVING ROOM

uPVC double glazed door and window with front elevation, open plan to kitchen, wood effect laminate flooring, inset sport lighting, gas central heating radiator, power points

### KITCHEN

uPVC double glazed window with rear elevation, range of wall and base units with integrated oven, extractor, four ring hob, fridge freezer, sink basin and drainer unit, tiled splashback, wood effect laminate flooring, inset spot lighting, power points, access to stairs leading to the first floor

### UTILITY ROOM

space and plumbing for washer/ dryer, shelf storage, power points

### DOWNSTAIRS W/C

three piece suite comprising of a walk in shower, hand wash basin with storage underneath, low level W/C, fully tiled flooring and walls, inset spot lighting, extractor

### BEDROOM 1

uPVC double glazed window with front elevation, centre ceiling lighting, wood effect laminate flooring, gas central heating, power points,

### BEDROOM 2

uPVC double glazed window with rear elevation, built-in wardrobe unit with shelves, centre ceiling lighting, wood effect laminate flooring, gas central heating, power points