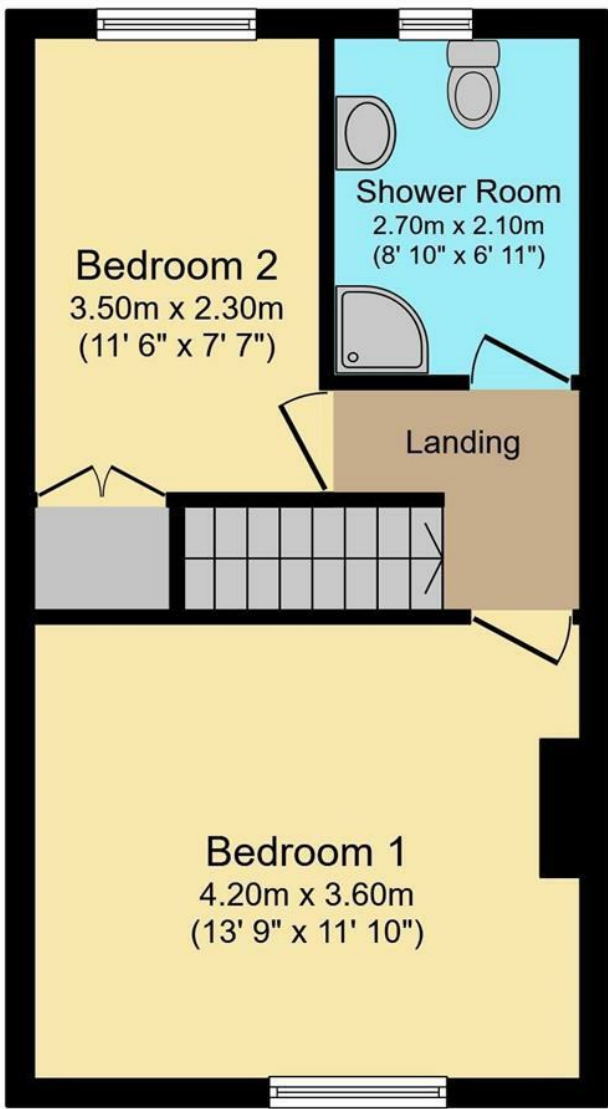


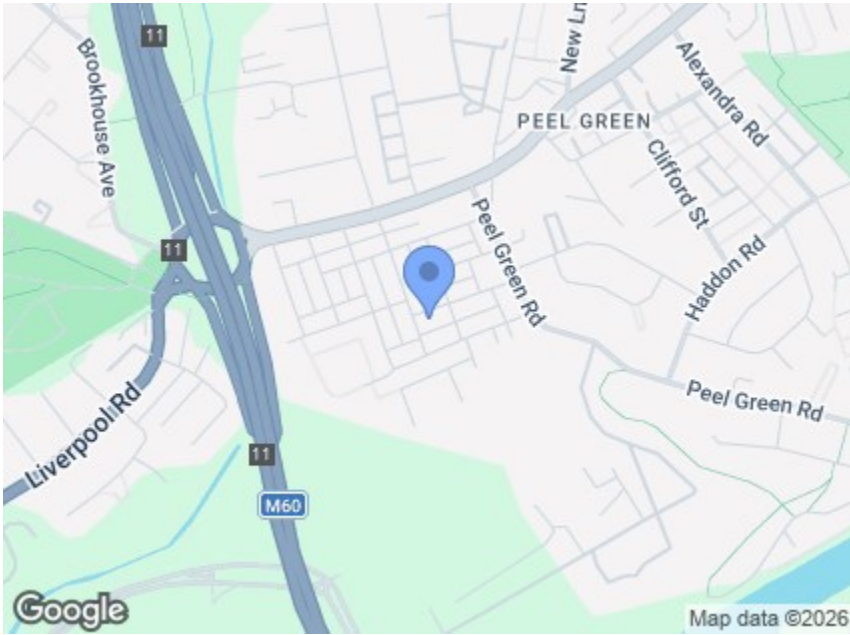
Ground Floor



First Floor

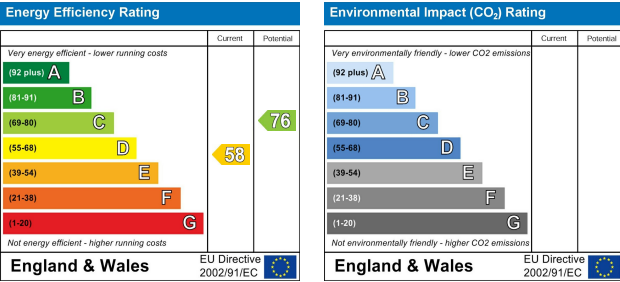
Total floor area 67.2 sq.m. (723 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



Directions

Postcode - M30 7DH What three words -
////lucky.skill.sketch



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



41 Stelfox Street
Eccles, Manchester, M30 7DH
£1,000 Per month



- Well-presented rental home in a popular Eccles location
- Excellent access to motorway networks and public transport links
- Fitted dining kitchen with electric oven and hob
- Enclosed, sunny rear garden
- Partly furnished for immediate convenience
- Entrance vestibule leading into a bright lounge
- Appliances included: washing machine, tumble dryer, and dishwasher
- Available for immediate occupation

41 Stelfox Street

Eccles, Manchester, M30 7DH

A well-presented, partly furnished home ideally positioned for excellent motorway and public transport links. Located within the ever-popular Eccles area of Salford, this attractive property is available for immediate occupation and offers comfortable, practical living suited to professionals or couples.

The accommodation briefly comprises an entrance vestibule leading into a welcoming lounge, which flows through to a fitted dining kitchen equipped with an electric oven and hob and furnished with a washing machine, tumble dryer, and dishwasher. To the rear, the property benefits from an enclosed, sunny garden providing a pleasant outdoor space.

Given its convenient location and presentation, this property is expected to attract strong interest. Early enquiry is highly recommended to avoid disappointment.

Entrance Vestibule

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

Lounge

13'9 x 11'6 (4.19m x 3.51m)
With a front facing UPVC window, feature fireplace with an electric fire, radiator, TV point, telephone point and power points.

Dining Kitchen

13'9 x 11'6 (4.19m x 3.51m)
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

13'9 x 11'1 (4.19m x 3.38m)
With a front facing UPVC window, radiator and power points.

Bedroom Two

11'6 x 7'7 (3.51m x 2.31m)
With a rear facing UPVC window, built in walk-in wardrobe, radiator, telephone point and power points.

Shower Room

8'10 x 2'10 (2.69m x 0.86m)
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.

