

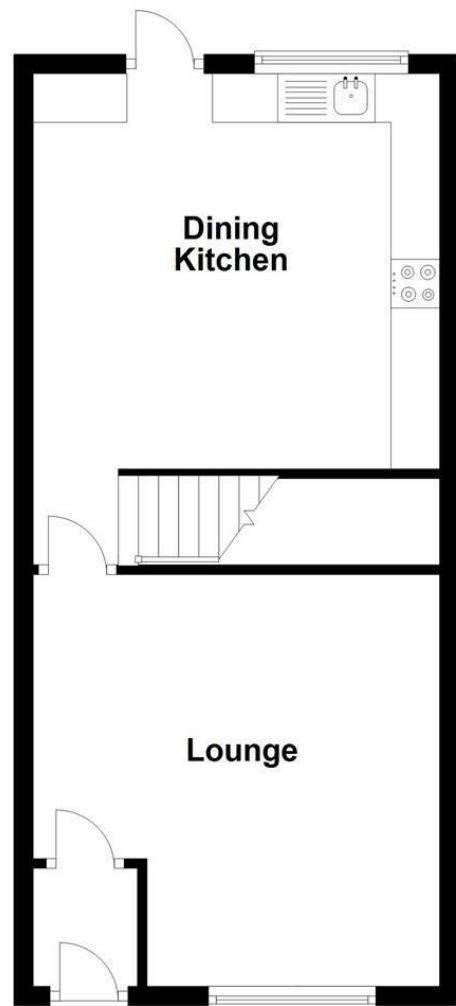


Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

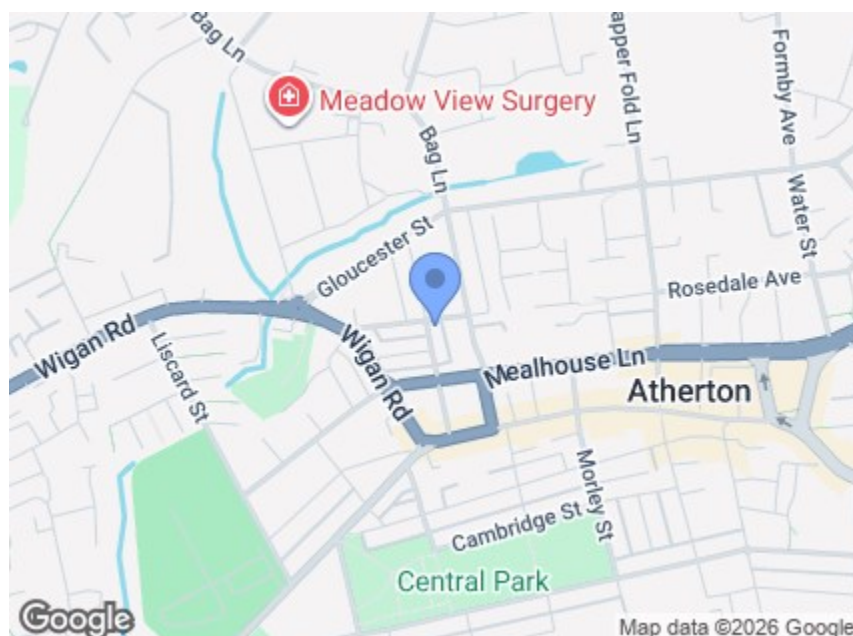
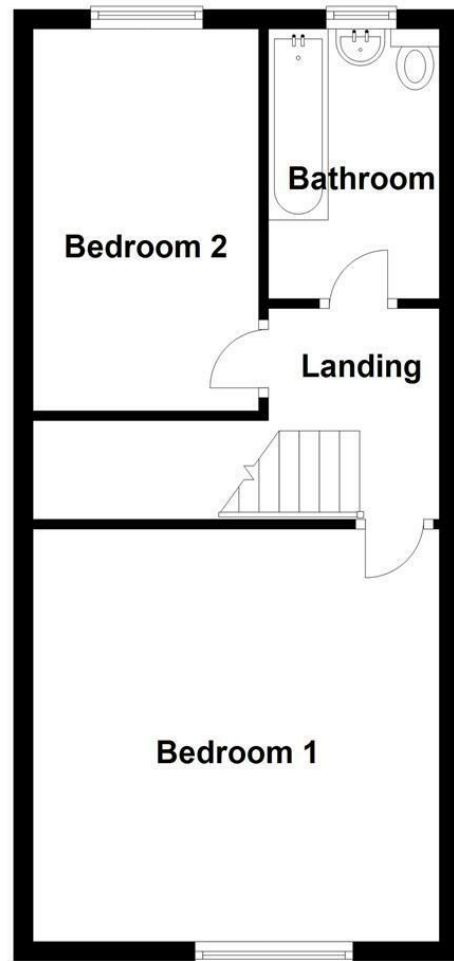
**CHARLES LOUIS**  
HOMES LIMITED

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

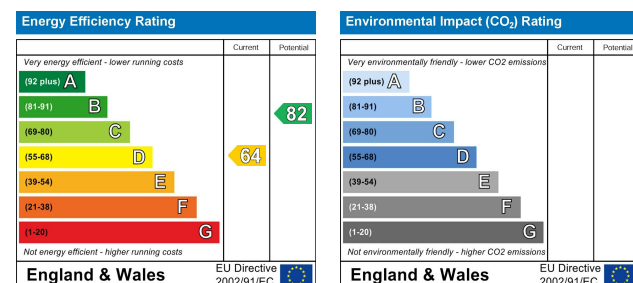
**Ground Floor**



**First Floor**



**Directions**



**43 Sumner Street**  
Atherton, Manchester, M46 0FG  
**£850 Per month**



- Refurbished & Immaculately Presented
- Well Positioned for Commuting Routes
- Well Proportioned Double Bedrooms
- Private Low Maintenance Yard to Rear

- Situated Close to Schools & Amenities
- Lounge & Dining Kitchen To Ground Floor
- Modern Bathroom Fitted with 3 Piece Suite
- Unfurnished & Available Immediately

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.

# 43 Sumner Street

Atherton, Manchester, M46 0FG

Charles Louis are delighted to let this newly refurbished and immaculately presented two bedroom terrace in Atherton.

Comprising in brief; entrance porch opening to the lounge, dining kitchen, generous master bedroom, a second double bedroom and bathroom fitted with a three piece bathroom suite in white with electric shower over the bath. To the rear the property benefits from having a low maintenance private yard.

Situated close to the town centre, the property is close to all local shops, schools and amenities and a short distance to the Vantage bus route making this the ideal property for commuters and families alike.

Offered unfurnished and available immediately, we expect this property to generate lots of interest. Call today to secure your appointment to view.

## Entrance

Entrance vestibule opening through an inner door into the lounge

## Lounge

13'11 x 13'8 (4.24m x 4.17m)

With a front facing UPVC window, coving, laminate laid wood effect flooring, feature fireplace with an electric fire, radiator, TV point and power points.

## Alternate View

## Dining Kitchen

13'8 x 13'4 (4.17m x 4.06m)

With a rear facing UPVC window, tiled flooring, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric cooker with electric hob and extractor hood over, space for a fridge freezer and plumbing for a washing machine. UPVC door to the rear opens out to the yard.

## First floor Landing

Leading to Bedrooms 1 & 2 and Bathroom.

## Bedroom One

13'11 x 13'8 (4.24m x 4.17m)

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

## Bedroom Two

11'0 x 7'7 (3.35m x 2.31m)

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

## Bathroom

Fully tiled with a rear facing UPVC glazed window, tiled flooring, radiator and three piece bathroom suite comprising bath with electric shower over, low flush WC and hand wash basin with pedestal.

## Yard

Private rear yard flagged for easy maintenance, with a rear entrance gate.

