



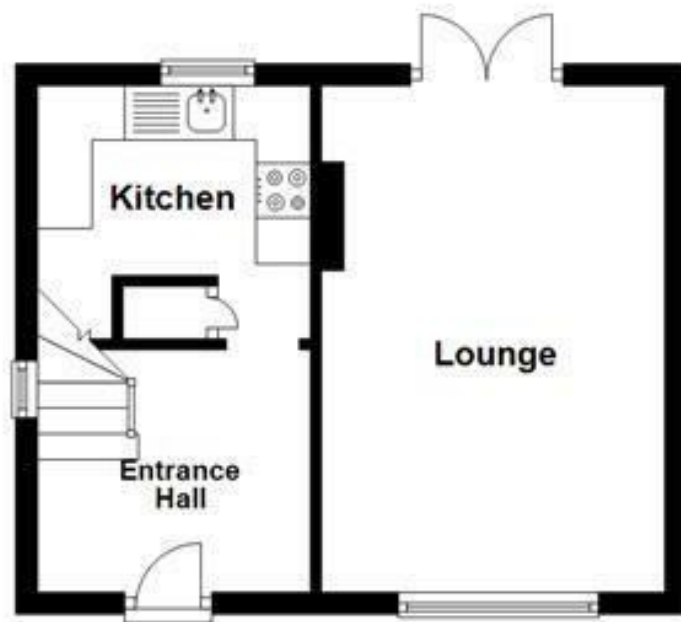
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

**CHARLES LOUIS**

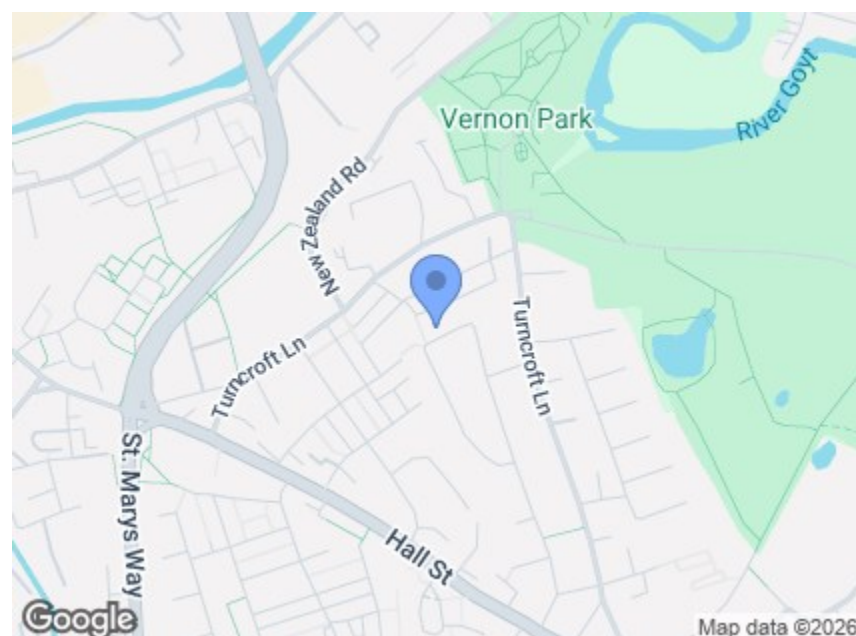
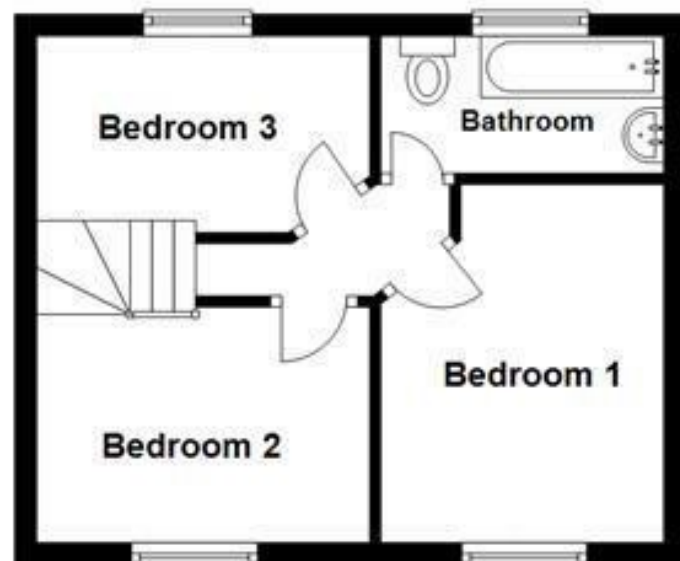
HOMES LIMITED

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Ground Floor



First Floor



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

**69 The Quadrant**  
Offerton, Stockport, SK1 4HJ  
**£1,250 Per month**



- Fantastic Family Home In the Offerton Area
- Spacious Lounge With French Doors to Garden
- Three Bedrooms & Modern Family Bathroom
- Ideal for a Professional Couple / Small Family
- Unfurnished & Available End of April
- Spacious Hallway & Modern Fitted Kitchen
- Outstanding Garden, Off Road Parking
- Early Enquiry Essential To Avoid Disappointment



# 69 The Quadrant

## Offerton, Stockport, SK1 4HJ

Charles Louis Lettings are delighted to present this newly improved and well presented family home situated in a popular residential area in Stockport. The property benefits from having secure driveway parking and a fantastic garden to the rear, is offered unfurnished and is available to occupy at the end of April.

Comprising in brief; entrance hall, good size lounge with French doors opening out to the garden, and a modern fitted kitchen with built in gas hob and electrical oven. To the first floor there are three bedrooms and bathroom fitted with a modern three piece suite in white. The property's stand out feature is undoubtedly its garden which features a newly added raised decking area and a large expanse of lawned garden, whilst the front offers paved driveway providing parking for two vehicles.

Offerton provides excellent transport links to both Stockport Town Centre and Manchester City Centre. With excellent schools close by, this is deal for a small family.

### Entrance Hall

8'3 x 7'4 (2.51m x 2.24m)

UPVC entrance door opens into the hallway with a side facing UPVC window, wooden flooring, radiator, power points, and stairs ascending to the first floor.



### Lounge

15'3 x 10'5 (4.65m x 3.18m)

With a front facing UPVC window, radiator, TV point, telephone point, power points and UPVC French doors opening out to the raised decking area..



### Kitchen

8'3 x 6'9 min (2.51m x 2.06m min)

With a rear facing UPVC window, radiator, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, gas hob with extractor hood, under stairs cupboard with space for a washing machine, and space for a fridge/freezer.



### First Floor Landing

With loft access, and access to the three bedrooms and bathroom.

### Master Bedroom

12'1 x 8'8 (3.68m x 2.64m)

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



### Bedroom Two

10'1 x 7'5 (3.07m x 2.26m)

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



### Bedroom Three

10'1 x 6'9 (3.07m x 2.06m)

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



### Bathroom

8'8 x 4'1 (2.64m x 1.24m)

Partly tiled with a rear facing opaque UPVC window, tiled flooring, radiator, and three piece bathroom suite comprising; panel enclosed bath with power shower over and screen, low flush WC, and hand wash basin with pedestal.



### Garden

The property benefits from having a fantastic garden featuring a newly laid raised decking area descending down to a large expanse of lawned garden with plant and shrub borders.



Council Tax Band B