

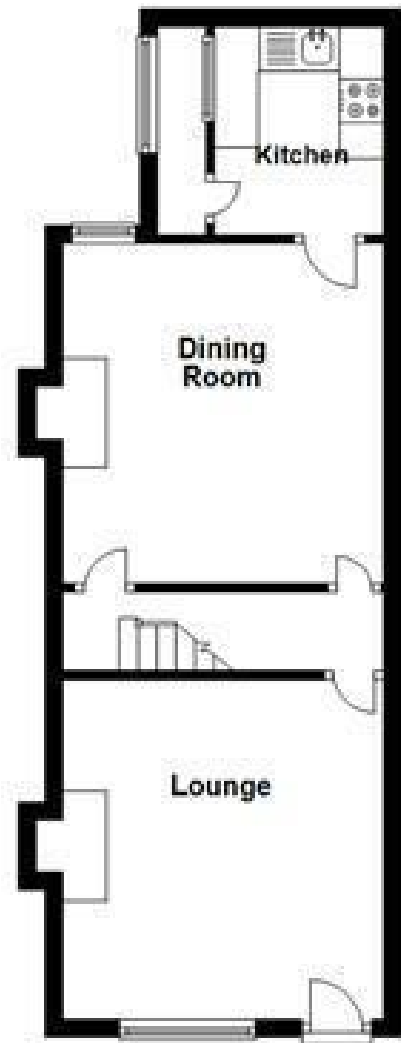


Charles Louis Homes Ltd  
4 Bolton Street  
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Bury  
BLO 9HX

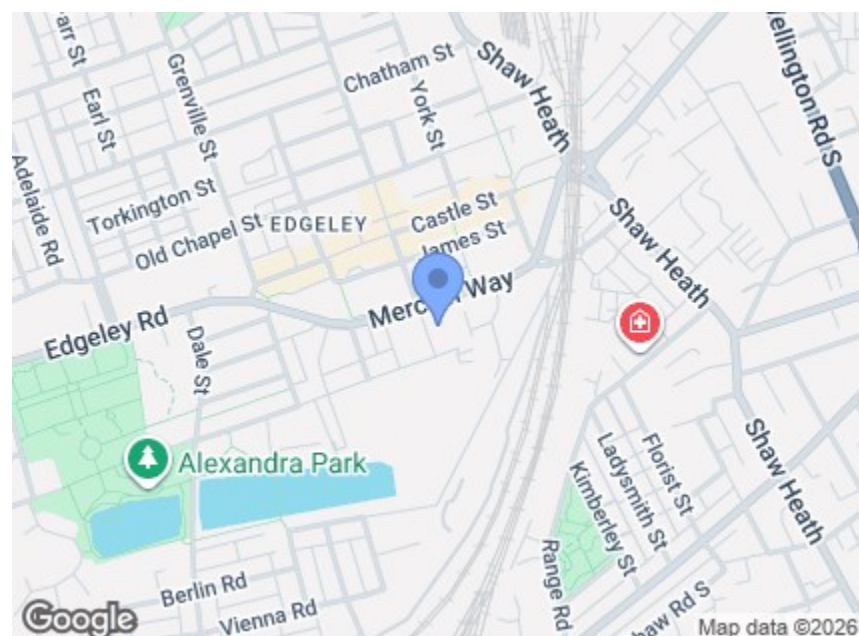
**CHARLES LOUIS**  
HOMES LIMITED

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Ground Floor



First Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	85		
65			



**51 Worrall Street**  
Edgeley, Stockport, SK3 9BE  
**£1,150 Per month**



- Spacious & Well Positioned Terrace
- Close to Public Transport Links
- Two Double Bedrooms Plus Office
- Large Enclosed Yard with Lawn Area

- Newly Refurbished & Ready to Occupy
- Two Reception Rooms, Fitted Kitchen
- Fitted Bathroom 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.

# 51 Worrall Street

## Edgeley, Stockport, SK3 9BE

SPACIOUS TERRACED PROPERTY IN SOUGHT-AFTER STOCKPORT LOCATION  
TWO RECEPTION ROOMS | TWO DOUBLE BEDROOMS PLUS OFFICE/NURSERY | AVAILABLE END OF JULY

Charles Louis are delighted to offer to let this newly refurbished terraced home, ideally situated in the ever-popular Edgeley area of Stockport. The property benefits from excellent access to public transport and motorway links, making it a convenient choice for commuters.

Inside, the accommodation offers generous living space with two bright and airy reception rooms leading through to a modern fitted kitchen, complete with a built-in oven and gas hob. Upstairs, there are two double bedrooms, with the second bedroom providing access to an additional room, ideal for use as a home office or nursery. The property also includes a stylish family bathroom, fitted with a white three-piece suite. Additional features include gas central heating and UPVC double glazing throughout.

To the rear, the property boasts a generously sized enclosed yard with a lawned area, perfect for outdoor enjoyment. Offered unfurnished and available from early June, this property is expected to generate a great deal of interest. Early enquiries and viewings are strongly recommended.

### Entrance Hall

With a front facing UPVC entrance door leading into the lounge.

### Lounge

12'8 x 12'0 (3.86m x 3.66m)

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



### Dining Room

12'8 x 12'2 (3.86m x 3.71m)

With a rear facing UPVC window, coving, laminate wood effect flooring, feature fireplace, radiator and power points.



### Kitchen

8'5 x 7'9 (2.57m x 2.36m)

With a side facing UPVC window, laminate wood effect flooring, power points, range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven, gas hob with extractor hood, plumbing for a washing machine, space for a fridge/freezer, and door opening to the rear lobby and out through a UPVC door to the yard.



### Master Bedroom

12'8 x 11'3 (3.86m x 3.43m)

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



### Bedroom Two

12'8 x 9'3 (3.86m x 2.82m)

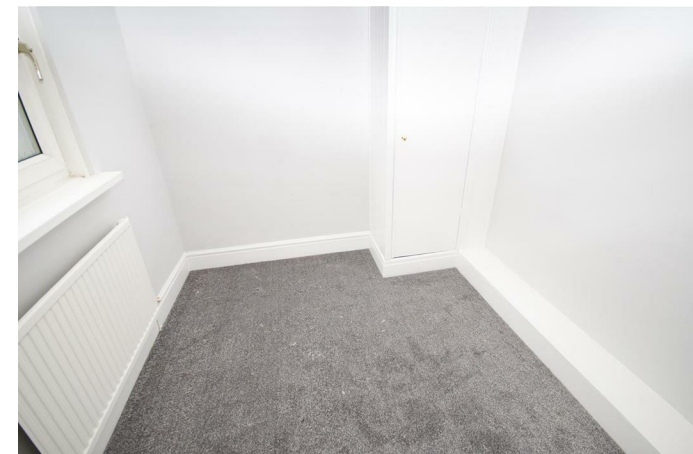
With a rear facing UPVC window, coving, radiator and power point, leading to;



### Office/Nursery

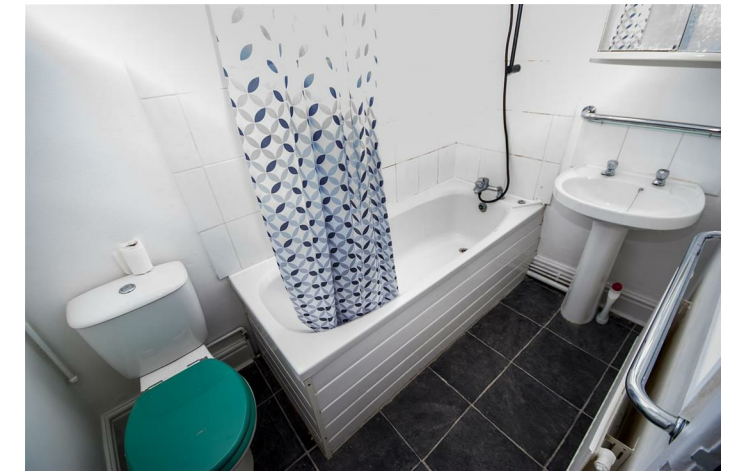
8'4 x 7'0 (2.54m x 2.13m)

With a side window, and radiator.



### Bathroom

Partly tiled with laminate tile effect flooring and heated towel rail, fitted with a three piece suite comprising of; panel enclosed bath with electric shower over, low flush WC and hand wash basin with pedestal.



### Rear Courtyard

An enclosed low maintenance courtyard with areas of lawn and patio.



Council Tax Band D