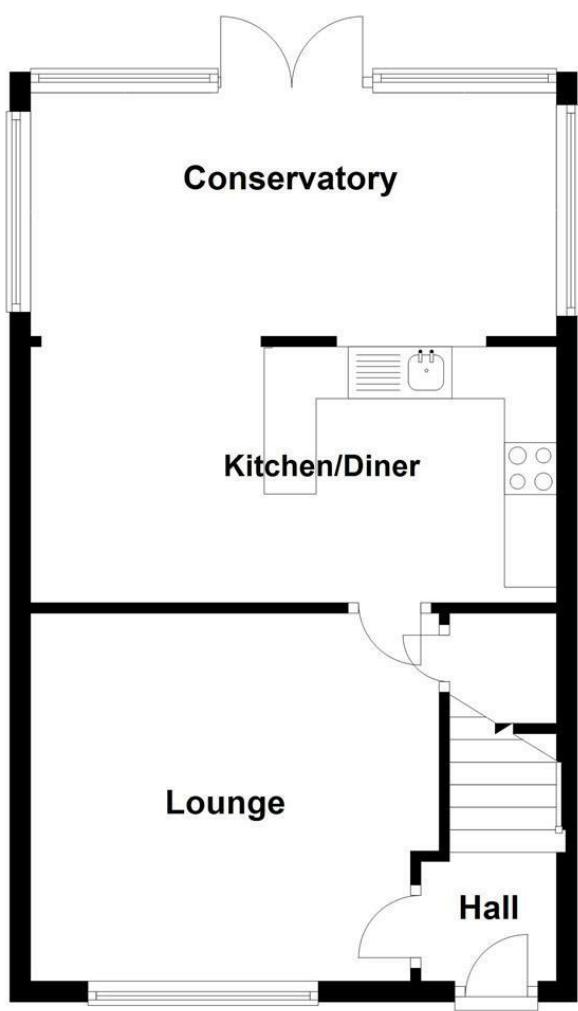
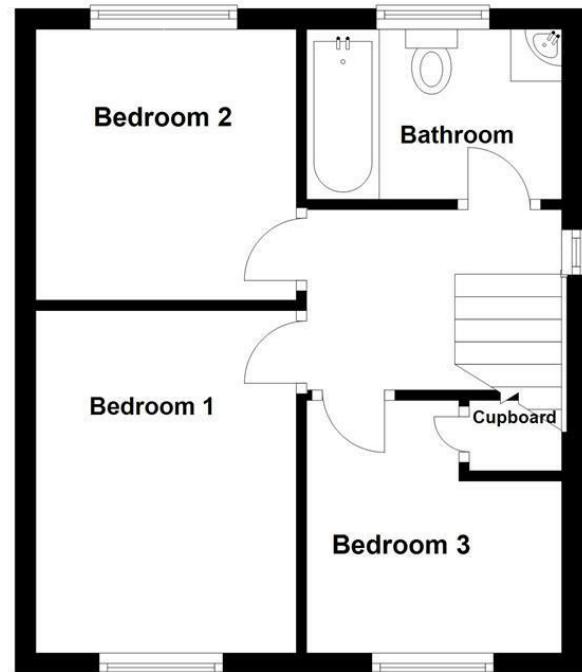


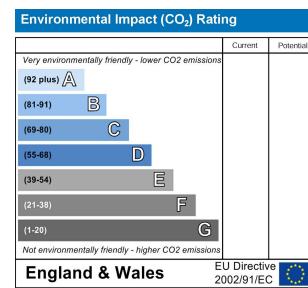
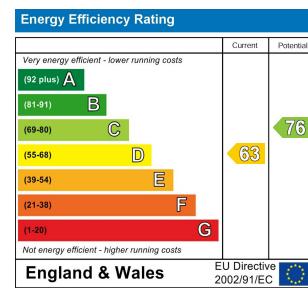
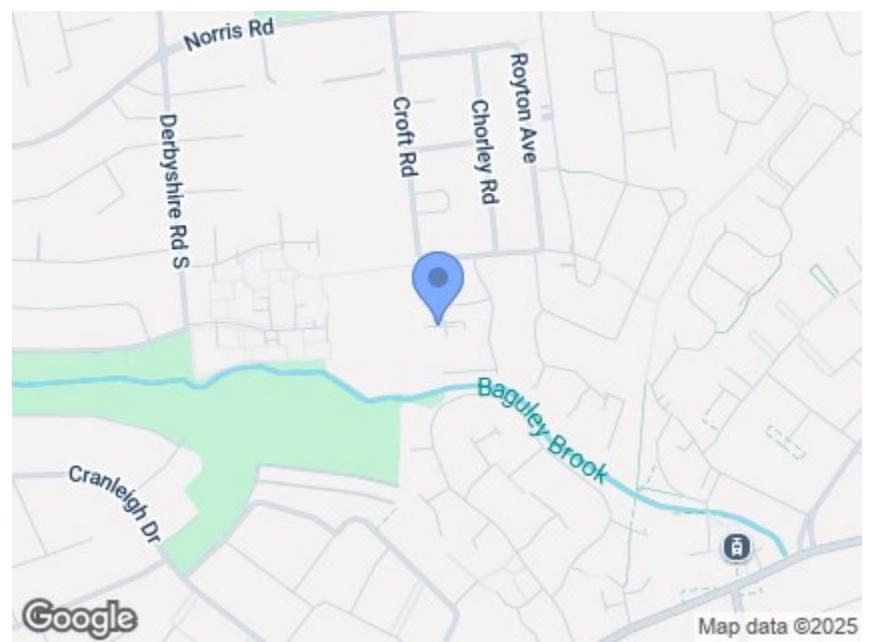
Ground Floor



First Floor



Directions



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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**17 Allgreave Close
, Sale, M33 2XQ**

£1,500 Per month



- A spacious & Well Presented Modern Semi
- Nearby Transport & Motorway Links
- Three Bedrooms, Stylish Bathroom
- Unfurnished & Available Immediately
- Situated Close to Sale High School
- Lounge, Dining Kitchen & Conservatory
- Generous Garden, & Driveway Parking
- Call Now To Avoid Disappointment

17 Allgreave Close

, Sale, M33 2XQ

Charles Louis are delighted to let this well - appointed 3-bedroom house of approximately (870) sq.ft which has band (Grade D).

A modern, spacious and very well presented semi-detached family home in a sought-after location.

This 3 bedroom home is offered unfurnished, and viewing is highly recommended.

A welcoming home which was built with flexible living space in mind, featuring an appealing balance of open-plan and traditionally designed accommodation. A spacious kitchen, with breakfast bar which includes up to date integrated appliances for ease of use including a dishwasher, oven and hob. Under stairs cloakrooms, a conservatory and a modern bathroom, showcases contemporary designed sanitaryware.

Situated close to Sale High School, great recreational spots for family outings and convenient transport links and local access to the motorway, this fabulous property located in a quiet and attractive residential area benefits from having a generous garden and off-street parking.

Entering the home from the ground floor, you are greeted with a well-lit, spacious hallway. From here you can reach into the home's hub, with a large front living room leading on into a modern kitchen and conservatory opening with extended dining and living areas – this light filled area accesses onto a private garden via glazed French doors.

This home was designed to incorporate practical, yet stylish design elements. Traditionally built, these homes enjoy the closest attention to detail with a clean finish throughout.

To the outside, this beautiful home provides a spacious garden, side patio area and driveway. This home is sure to attract plenty of attention, and we encourage you to reserve an appointment to view at your earliest convenience.

Hall

With a UPVC window, laminate flooring, radiator, alarm panel and stairs ascending to the first floor.

Lounge

144 x 123 max (4.37m x 3.73m max)

With front facing UPVC window, coving, laminate flooring, radiator, feature fireplace, TV point, telephone point, power points and an under stairs cupboard.



Kitchen Diner

159 x 87 (4.80m x 2.62m)

With laminate flooring, coving, radiator and ample power points, fitted with a range of wall and base units with breakfast bar, dishwasher, built in electric oven with gas hob and extractor, and archway opening to the conservatory.



Kitchen Area



Conservatory/Orangery

141 x 76 (4.29m x 2.29m)

With an electric wall heater, power points and French doors opening out to the garden.



Landing

With a UPVC window, power points and loft access with pull down ladder.

Bedroom 1

136 x 89 (4.11m x 2.67m)

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



Bedroom 2

97 x 9' (2.92m x 2.74m)

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



Bedroom 3

94 max x 6'4 (2.84m max x 1.93m)

With a front facing UPVC window, radiator, store cupboard housing boiler, telephone point and power points.



Bathroom

68 x 56 (2.03m x 1.68m)

With a rear facing UPVC opaque window, laminate wood effect flooring, spotlighting and heated towel rail, fitted with a three piece bathroom suite comprising panel enclosed bath with electric shower over and screen, low flush WC and hand wash basin with vanity unit.



Garden

Private enclosed garden mainly laid to lawn with a paved area to the side and storage shed.

