



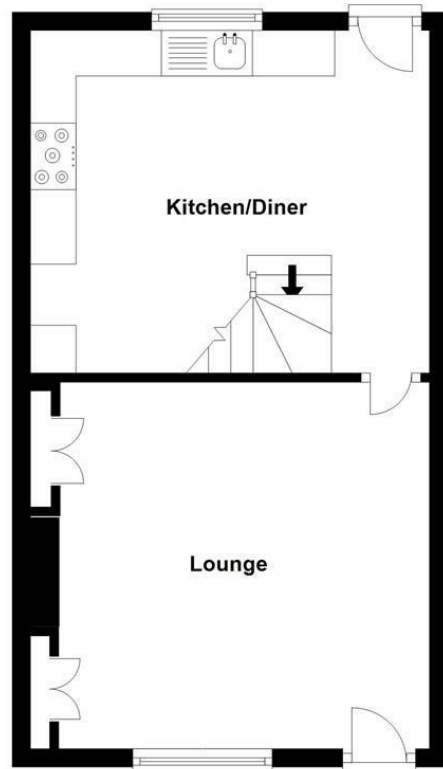
Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BLO 9HX

**CHARLES LOUIS**

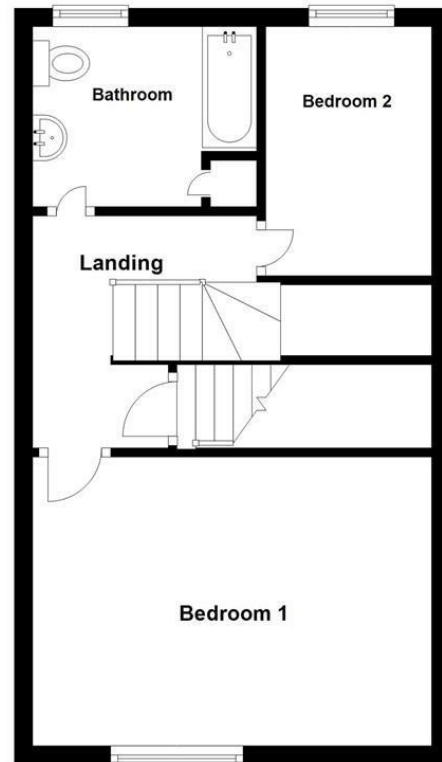
HOMES LIMITED

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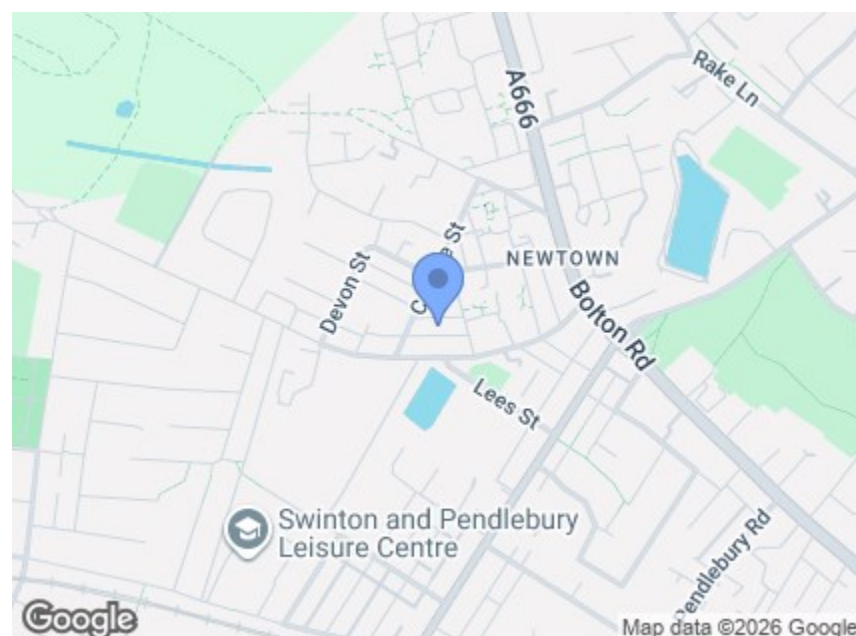
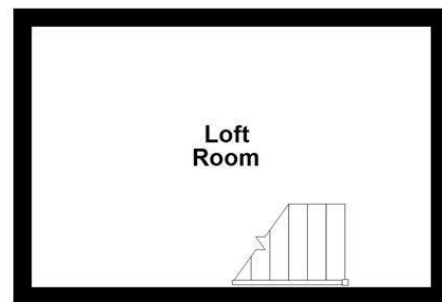
Ground Floor



First Floor



Second Floor



Directions

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	<b>85</b>		
	<b>59</b>		
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

**16 Pott Street**  
Swinton, Manchester, M27 6FR  
**£1,100 Per month**



- Spacious & Recently Refurbished
- Ideal Position for Commuting
- Carpeted Loft Room With Velux
- Unfurnished & Available Immediately

- Two Beds PLUS Loft Room
- Lounge, Kitchen With Range Cooker
- Secure Garden With Patio & Lawn
- Early Enquiry Strongly Recommended

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.

# 16 Pott Street

Swinton, Manchester, M27 6FR

TWO BEDROOMS PLUS LOFT ROOM! RECENTLY REFURBISHED & CURRENTLY UNDERGOING FURTHER WORKS\*\* AVAILABLE END OF JULY \*\*

A well presented and spacious terraced house positioned perfectly for ease of access to the M60, with a pleasant and private garden to the rear. Comprising lounge, kitchen diner, two bedrooms, bathroom and loft room, this property is ideal for a small family or a professional couple who work from home. Viewing is strongly recommended, call today to avoid disappointment.

## Lounge

14'5 x 13'2 (4.39m x 4.01m)

With a front facing UPVC window, coving, feature fireplace with tiled hearth, radiator, and power points.



## Kitchen Diner

14'3 x 12'5 (4.34m x 3.78m)

With a rear facing UPVC window, spotlights, tiled flooring, radiator, power points, inset sink and drainer unit, electric range cooker with extractor hood, plumbing for washing machine, fridge/freezer, door to the rear, and stairs ascending to the first floor.



## First Floor Landing

With loft access, power points, and stairs ascending to the loft room.



## Master Bedroom

14'5 x 10'6 (4.39m x 3.20m)

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



## Bedroom Two

9'7 x 6'3 (2.92m x 1.91m)

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



## Loft Room

10'2 x 8'7 (3.10m x 2.62m)

With a velux double glazed window, radiator, and power points.



## Bathroom

7'68 x 6'90 (2.13m x 1.83m)

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



## Garden

A secure and private back garden featuring patio area and an area of lawn, with a rear access gate.



Council Tax Band A