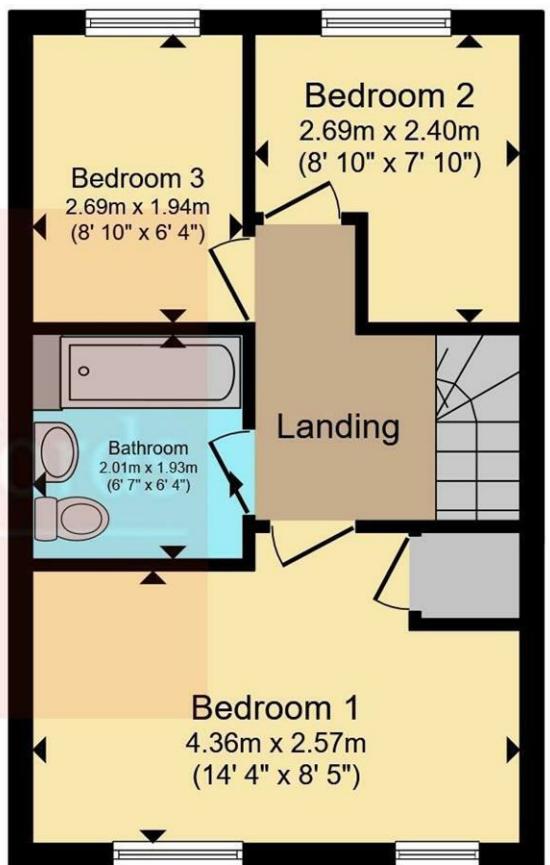


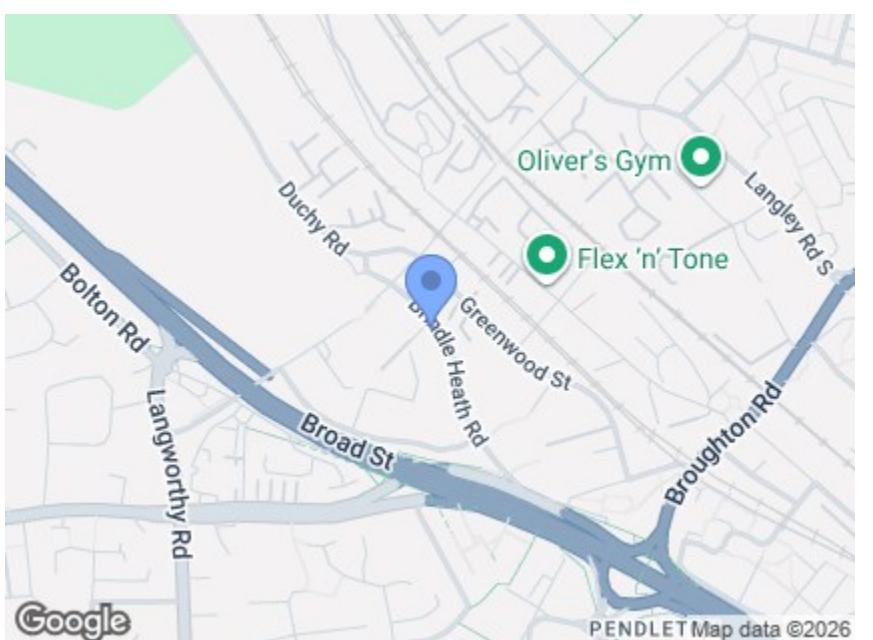
**Ground Floor**



**First Floor**

Total floor area 65.9 sq.m. (709 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



#### Directions

Postcode - M6 6GE What three words -  
///pilots.wants.forks

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

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

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.



**CHARLES LOUIS**  
HOMES LIMITED

Charles Louis Homes Ltd  
4 Bolton Street  
Ramsbottom  
Bury  
BL0 9HX  
  
E [propertyenquiries@charleslouis.co.uk](mailto:propertyenquiries@charleslouis.co.uk)  
T 0161 959 0166  
[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)



**63 Brindle Heath Road  
, Salford, M6 6GE**

**£1,300 Per month**



- Well-presented three-bedroom rental home
- Spacious lounge offering comfortable living space
- Kitchen/diner with room for a dining table
- Three well-proportioned bedrooms
- Family bathroom to the first floor
- Easy access to local amenities and transport links.

# 63 Brindle Heath Road

## , Salford, M6 6GE

Situated in a convenient and well-established residential location, this well-presented three-bedroom home offers comfortable and practical living accommodation arranged over two floors, ideal for families, professionals, or sharers.

The ground floor comprises a spacious lounge providing a bright and welcoming living area, alongside a useful ground floor WC. To the rear, the kitchen/diner offers ample space for both cooking and dining, with a functional layout well suited to everyday living.

To the first floor, the property benefits from three bedrooms, including a generously sized main bedroom and two further well-proportioned rooms, suitable for children, guests, or home working. A family bathroom serves the first floor accommodation, accessed via the central landing.

This property provides a well-balanced layout in a location that offers easy access to local amenities and transport links.

### Entrance Hallway

### Downstairs WC

Conveniently positioned beneath the stairs, the WC is fitted with a low-level toilet and wash hand basin, ideal for guests and everyday use.

### Lounge

15'3 x 12 (4.65m x 3.66m)

A bright and well-proportioned reception room positioned to the front of the property, offering ample space for both living and seating furniture. Finished with wood-effect flooring and neutral décor, the room benefits from a large window allowing plenty of natural light. A staircase leads from the lounge to the first floor.

### Kitchen Diner

14'4 x 8'10 (4.37m x 2.69m)

Located to the rear of the property, the kitchen/diner is fitted with a range of wall and base units with complementary work surfaces. Integrated appliances include an oven, hob with extractor, and space for additional freestanding appliances. There is ample room for a dining table, making this a sociable and functional space. Patio doors provide direct access to the rear garden, enhancing indoor-outdoor flow.

### First Floor Landing

The first-floor landing provides access to all bedrooms and the family bathroom. Neutral décor continues throughout, creating a light and cohesive feel.

### Bedroom One

14'4 x 8'5 (4.37m x 2.57m)

A generous double bedroom situated to the rear of the property, offering space for a double bed and additional bedroom furniture. The room benefits from a large window providing natural light and a pleasant outlook, with carpeted flooring and neutral finishes.

### Bedroom Two

8'10 x 7'10 (2.69m x 2.39m)

A well-sized bedroom positioned to the front of the property, suitable as a double or spacious single room. Ideal for use as a child's bedroom, guest room, or home office, with natural light from the front-facing window.

### Bedroom Three

8'10 x 6'4 (2.69m x 1.93m)

A further bedroom, ideal as a single bedroom, nursery, or study. Compact yet functional, the room benefits from a window and neutral décor, making it a versatile space.

### Bathroom

6'7 x 6'4 (2.01m x 1.93m)

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin, and low-level WC. Finished with light-coloured tiling and a frosted window providing natural light and ventilation.

### Rear Garden

The enclosed rear garden features a paved patio area ideal for outdoor seating, with fenced boundaries providing privacy. A low-maintenance space suitable for relaxing or entertaining, with direct access from the kitchen/diner.