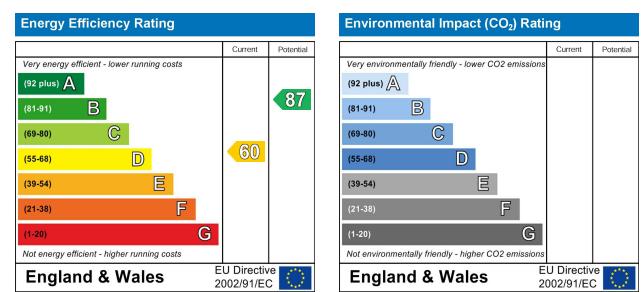


Directions



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.



CHARLES LOUIS
HOMES LIMITED



**24 Old Mill Close
Swinton, Manchester, M27 4DW**

£1,100 Per month



- Three Bedroom Family Home To Let
- Easy Access to M60 & City Centre
- Fitted Wardrobes To All Bedrooms
- Unfurnished, White Goods Can be Included
- Close To Victoria Park & Swinton Precinct
- Lounge & Dining Room & Modern Kitchen
- Lawned Garden & Allocated Parking Spot
- Available to Occupy Immediately

24 Old Mill Close

Swinton, Manchester, M27 4DW

Charles Louis are delighted to offer to let this fabulous semi detached family house situated in a quiet cul-de-sac, close to Victoria Park and within walking distance to Swinton Precinct, as well as having easy access by car into Manchester City Centre and Salford Quays. Well presented with further redecoration yet to be completed, the property comprises entrance vestibule, lounge, dining room and kitchen with appliances included. three bedrooms all having fitted wardrobes, and a modern bathroom with three piece suite and an electric shower over the bath. Externally to the rear there's a private lawned garden with a patio area, a walled low maintenance garden to the front and an allocated parking space. Council Tax Band B. Available to occupy immediately, this is a property that's sure to attract attention. Call now to reserve your viewing slot.

Entrance Porch

Front facing UPVC entrance door opens into the entrance vestibule, leading to:

Lounge

15'3 x 14'4 (4.65m x 4.37m)
With a front facing UPVC bay window, centre ceiling light, laminate wood effect flooring, feature electric fire, under stairs storage cupboard, TV point, power points and stairs ascending to the first floor.



Dining Room

11' x 6'1 (3.35m x 1.85m)
With a UPVC window, centre ceiling light, laminate wood effect flooring, radiator and power points.



Kitchen

11 x 7'1 (3.35m x 2.16m)
With a UPVC window, centre ceiling light, power points and storage cupboard, fitted with a range of wall and base units with contrasting work surfaces, free standing appliances to remain, and UPVC door opening out to the side.



Bedroom One

14'4 x 8'3 (4.37m x 2.51m)
With a UPVC window, built in wardrobes, bedside cabinets and dressing unit, radiator and power points.



Bedroom Two

11 x 8'3 (3.35m x 2.51m)
With a UPVC window, radiator, fitted wardrobes and dressing unit, and power points.



Bedroom Three

7'1 x 6'5 (2.16m x 1.96m)
With a UPVC window, fitted wardrobes, radiator and power points. This room is to be redecorated and a new carpet fitted.



Bathroom

8'8 x 6'5 (2.64m x 1.96m)
Fully tiled with an opaque UPVC window, fitted with a three piece bathroom suite comprising panel enclosed bath with electric shower over, low flush WC, and hand wash basin with pedestal.



Rear Garden

An enclosed rear garden mainly laid to lawn with plant and shrub borders.



Council Tax Band B