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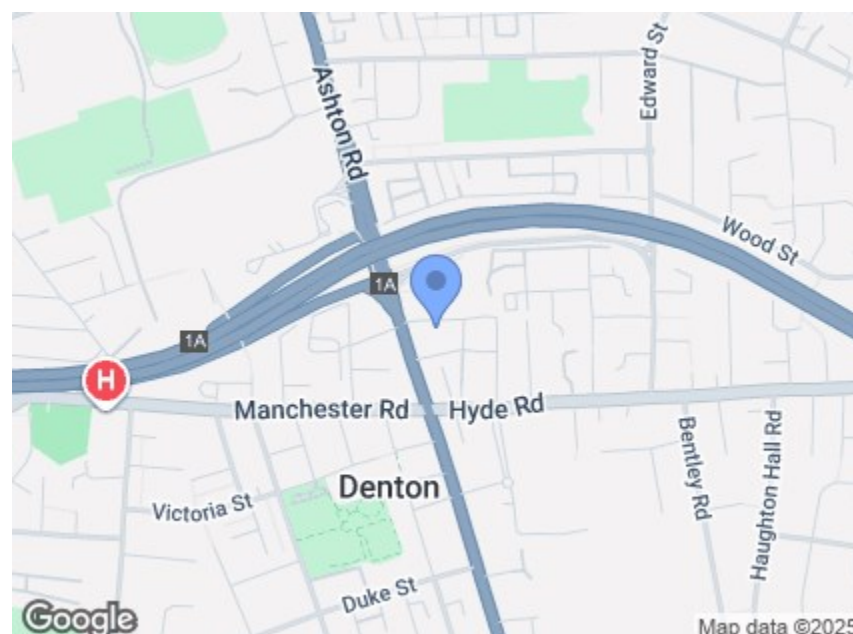


8 Annan Street
Denton, Manchester, M34 3FX
£1,200 Per month

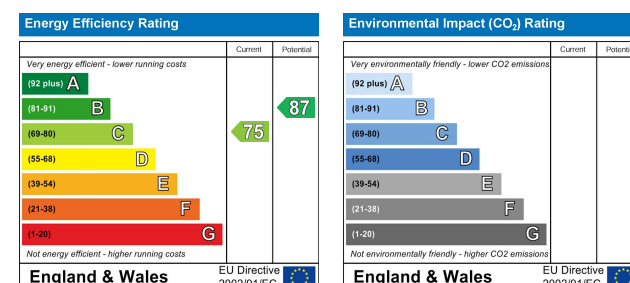


- Three Bedroomed Town House
- Modern Fitted Kitchen & Downstairs WC
- Family Bathroom & En-Suite
- Long Term Tenancy Sought

- Well Presented, Set Over Three Levels
- Garden To Rear & Parking For One Vehicle
- EPC Rating C, Council Tax Band B
- Available Immediately, Call Now



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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8 Annan Street

Denton, Manchester, M34 3FX

Open Viewing - Saturday 18th October between 12.30-1.30pm. No Appointment Necessary. All Applicants must have a UK based guarantor.

Charles Louis Estates and Lettings are delighted to offer to the market this well-presented three-bedroom family home, located in the historic town of Denton, Manchester. This spacious property is ideal for families or professionals seeking modern living with excellent transport links and local amenities.

- Three-bedroom mid-terrace home
- Master bedroom with en-suite in converted attic
- Spacious living room with under-stairs storage
- Downstairs WC
- Modern kitchen with integrated appliances
- French doors leading to private rear garden
- Family bathroom on first floor
- Sought-after location in Denton
- Close to schools, shops, and transport links

Upon entering the property, you are welcomed into a bright entrance hallway leading to a spacious living room, complete with under-stairs storage and a downstairs WC for added convenience. To the rear, the modern kitchen is fitted with contemporary appliances and features French doors opening out to a private rear garden, offering ample space to create your ideal outdoor living area. Upstairs, the first floor comprises two generous bedrooms and a family bathroom. The master bedroom is located in the converted attic, providing a peaceful retreat with its own en-suite bathroom.

Located in Denton, this property benefits from excellent access to Manchester city centre, local schools, parks, and amenities.

Private rear garden with patio area and lawn — ideal for relaxing or entertaining. Has a designated parking space to the rear and on-street parking available.

Available immediately - Long Term Tenancy - Get in touch today,

Entrance Hall

Stairs to first floor, access to downstairs accommodation.

Living Room

17'1 x 8'9 (5.21m x 2.67m)
uPVC double glazed window to front elevation, centre ceiling light, gas central heating radiator.

Kitchen/Diner

11'9 x 8'9 (3.58m x 2.67m)
uPVC double glazed window to rear elevation and french doors leading into garden, fitted with a range of wall and base units with inset sink and mixer tap, laminate worktops, four ring gas hob with integrated oven and extractor above, splash back tiles, plumbed for washer/dryer, space for fridge/freezer, spot lights, gas central heating radiator.

Downstairs WC

Two Piece suite comprising of low level WC and hand wash basin

First Floor

Bedroom One

1'9 x 9'5 (0.53m x 2.87m)
uPVC double glazed window to rear elevation, light, power points, gas central heating radiator.

Bedroom Two

9'7 x 6' (2.92m x 1.83m)
uPVC double glazed window to front elevation, light, power points, gas central heating radiator.

Bathroom

Fitted with a three piece suite, comprising of low level WC, hand wash basin,bath with shower above, light, gas central heating radiator.

Second Floor

Bedroom Three

Velux window to front elevation, light, power points, gas central heating radiator, access to en-suite

En-Suite

Velux window to rear elevation, fitted with a three piece suite, comprising of low level WC, hand wash basin, walk in shower, light, gas central heating radiator.

Rear Garden

Patio Leading off to lawned area and enclosed with wooden fencing

Parking Area

Please be advised there is parking available for one car to the rear

Council Tax Band: B
EPC Rating: C