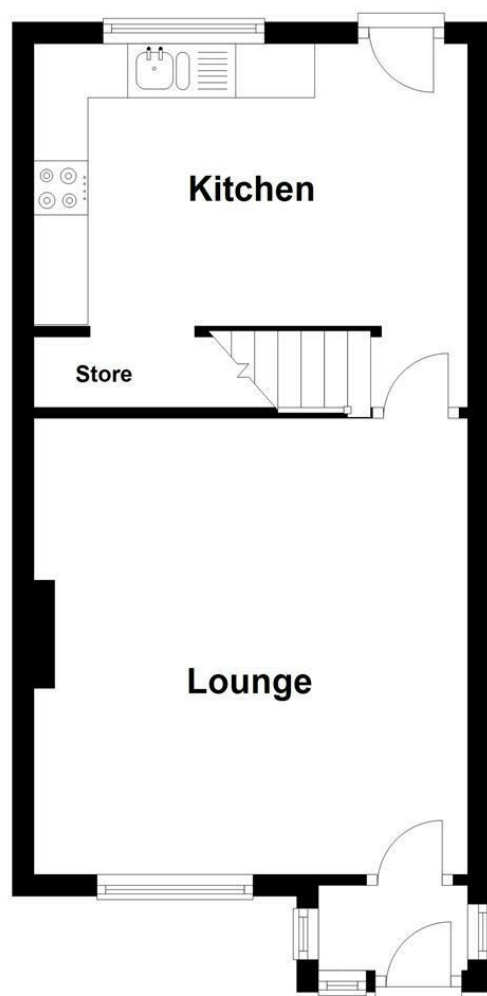
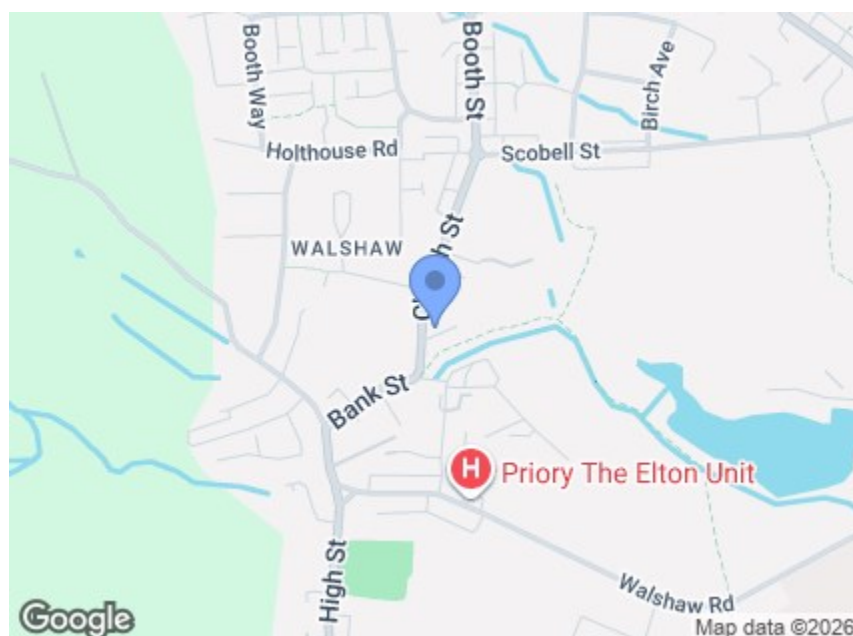
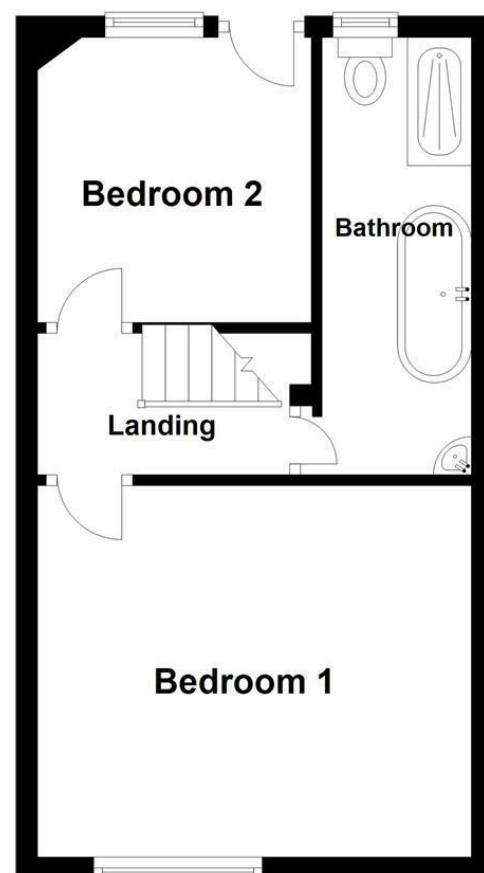


Ground Floor



First Floor



Directions

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		56	83
EU Directive 2002/91/EC			

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



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6 Pleasant Street

Walshaw, Bury, BL8 3AU

£925 Per month



- Well Presented & Nicely Positioned
- Close To Christ Church Primary School
- Kitchen Appliances Included
- Spacious & Versatile Outhouse
- Two Bedroom Terraced Cottage
- Ideal for a Couple or Small Family
- Four Piece Bathroom Suite
- Available To Occupy Immediately

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.

Tel: 0161 9590166

www.charleslouishomes.co.uk

6 Pleasant Street

Walshaw, Bury, BL8 3AU

Charles Louis are pleased to bring to the market a well positioned terraced cottage situated in the heart of Walshaw, close to local amenities and Christ Church Primary School.

Ideal for a professional single, couple or small family, this property is offered on a long term basis and is available to occupy immediately. Comprising entrance porch, lounge and kitchen with appliances included to the ground floor, and two bedrooms plus bathroom fitted with shower unit and roll top bath, WC and corner sink to the first floor, a good size yard and a very useful timber framed outhouse with power & lighting. The property has recently undergone improvement and is being offered to a tenant for an initial 12 month term to be renewed long term thereafter. We expect to receive a high level of interest and encourage you to enquire at your earliest opportunity.

Entrance Porch

UPVC front entrance door opens into the porch with UPVC windows to front & side, spotlighting and inner door opening into;

Lounge

14'0 x 13'10 (4.27m x 4.22m)
With a front facing UPVC window, feature ceiling beams and fireplace, radiator, TV point, telephone point and power points.



Kitchen

13'2 x 7'9 (4.01m x 2.36m)
With a rear facing UPVC window, radiator and power points, fitted with a range of wall and base units with contrasting work surfaces, inset sink and drainer unit, built in electric oven with gas hob and extractor hood, washing machine and fridge freezer included. With stairs ascending to the first floor, and UPVC door opening out to the yard.



First Floor Landing

With power points and loft access.

Bedroom One

14'1 x 11'3 (4.29m x 3.43m)
With a front facing UPVC window with a pleasant outlook, radiator, TV point and power points.



Bedroom Two

8'4 x 7'10 (2.54m x 2.39m)
With a rear facing UPVC window, radiator and power points.



Bathroom

13'9 x 4'3 (4.19m x 1.30m)
Fully tiled with a rear facing UPVC opaque window, spotlighting, tile effect flooring, heated towel rail, extractor fan, walk in shower unit, roll top bath with claw feet and shower attachment, low flush WC and hand wash basin.

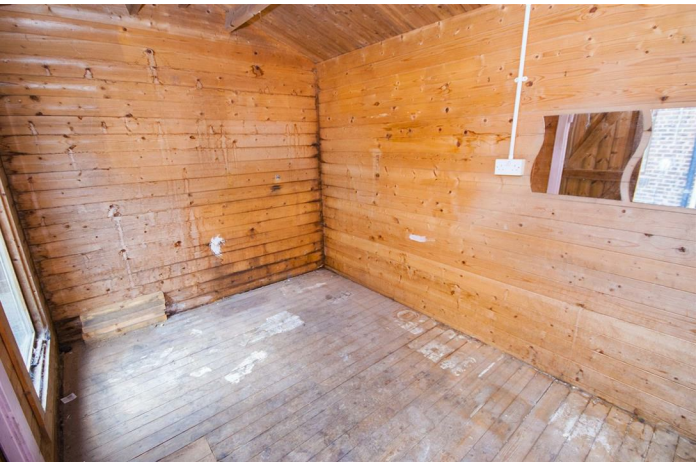
Rear Yard

A smart and easy to maintain garden, with rear access gate.



Outhouse

Spacious and versatile, timber framed with windows to front and side, power and lighting.



EPC Rating E
Council Tax Band B