



 **2**
Bedrooms

 **1**
Bathroom



C & R HULME offers for sale this fantastic 2 bedroom 1st floor apartment constructed by Bellway Homes situated in Hulme. The apartment which is just a stones throw away from the MMU Birley Fields Campus comprises; entrance hall, lounge, kitchen, 2 double bedrooms and bathroom. The kitchen is fully fitted and has integrated appliances. Bathroom with shower over bath. Benefits include double glazing and a secure parking space with electronic gates. Local amenities include ASDA Hulme and Argos. The local motorway network is in close proximity. NO CHAIN!!!

Entrance Hall

Storage heater. Videx entry phone system. Power point. Smoke alarm. Ceiling light point.

Storage Room *1.32m x 0.64m (4.33ft x 2.10ft)*

Providing good storage space. Immersion tank & fuse box

Open Plan Lounge/Kitchen *5.39m x 5.25m (17.68ft x 17.22ft)*

Lounge White gloss door. 2 x UPVC french doors to the front elevation as well as UPVC window to side elevation. Adequate power points. 2 wall heaters. T.V, phone and satellite points. 2 ceiling light points. Kitchen Range of base and wall units in maple with dark grey marble effect worktop. Stainless steel sink with chrome mixer tap. Beige ceramic splashback tiles. Adequate power points. Integrated electric hob and oven, extractor fan & space for Fridge & washing machine. 4 inset spot lights.

Bedroom 1 *3.95m x 3.14m (12.96ft x 10.30ft)*

2 UPVC window to rear elevation. Electric wall heater. Adequate power points. TV point. Ceiling light point.

Bedroom 2

UPVC window to rear elevation. Electric wall heater. Adequate power points. Phone point. Ceiling light point.

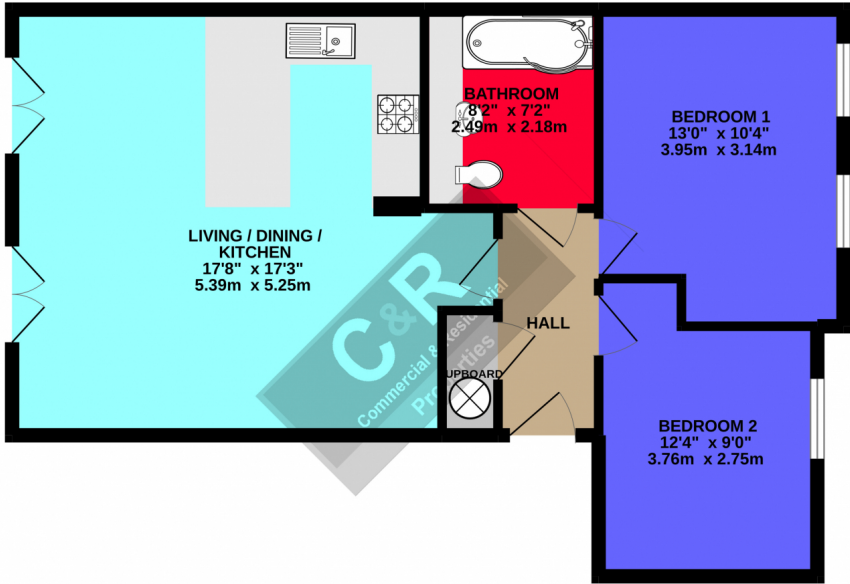
Bathroom

White 3 piece suite comprising; W.C, hand wash basin and curved bath. Curved glass shower screen. White melamine bathroom units with grey worktop. White splashback tiles. Chrome heated towel rail. Electric shower unit. Chrome towel rail. Extractor duct. Inset spotlights.

Tenure

Leasehold: Term 150 years granted in 1994 Service charge: £115.59 per month inclusive of ground rent payable to Riverside Housing EPC RATING: B83

GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA: 643 sq.ft. (59.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

