



 **3**
Bedrooms

 **2**
Bathrooms



C & R HULME are delighted to offer this fantastic three-bedroom end terraced property in Hulme, with the city centre & Universities in close proximity. This property comes with a large lounge, separate dining room and fitted kitchen as well as a downstairs cloakroom W.C. Upstairs are three good sized bedrooms and fitted family bathroom. The property also benefits from a large garden, lots of storage and comes with gas central heating throughout. The location offers excellent transport links with major road networks and public transport links being nearby. Viewing highly recommended. NO CHAIN!!!

Hallway

Entrance Hall with window to front elevation. Radiator, thermostat and a range of power points, with access leading into all rooms. 3 storage cupboards. Radiator.

Lounge 4.70m x 3.30m (15.42ft x 10.83ft)

Panelled door. Range of power points, including TV & BT point, radiator, feature fire place with gas fire double glazed window to rear. Door to dining room.

Dining Room 3.60m x 2.50m (11.81ft x 8.20ft)

Panel door. Range of power points, radiator, window to rear. Built in storage cupboard. Door to kitchen.

Kitchen 3.63m x 2.43m (11.91ft x 7.97ft)

Panel door. A range of floor and wall units finished in white with wood effect worktops and white tiles over. Inset sink and chrome mixer tap. Cooker point, fridge point & plumbing for washing machine UPVC window sliding door leading to the rear garden and UPVC window to front. Canopy over door.

Stairs & Landing

Providing access to all rooms, Radiator Access hatch to loft. Storage Room 1.24m x 0.64m (4.07ft x 2.10ft)

Bedroom 1 4.00m x 3.63m (13.12ft x 11.91ft)

Panel door. Laminate floor. Double glazed window to garden. Radiator, range of power points. Ceiling light point.

Bedroom 2 3.70m x 2.30m (12.14ft x 7.55ft)

Panel door. Laminate floor, double glazed window to rear. Radiator, range of power points. Ceiling light point. Built in wardrobe.

Bedroom 3 2.62m x 2.43m (8.60ft x 7.97ft)

Panel door. Laminate floor. Double glazed window to garden. Radiator, range of power points. Ceiling light point. Built in wardrobe.

Bathroom 2.00m x 2.00m (6.56ft x 6.56ft)

Panel door. Double glazed window to front. 3 piece white suite with white tiles over, Consisting of Bath with shower over W.C & hand wash basin. Extractor. Radiator.

Externally

To the front is a slabbed area leading to a bike shed. To the rear is a large garden with slabbed area and remainder lawned offering great entertaining space. Access gate to the rear.

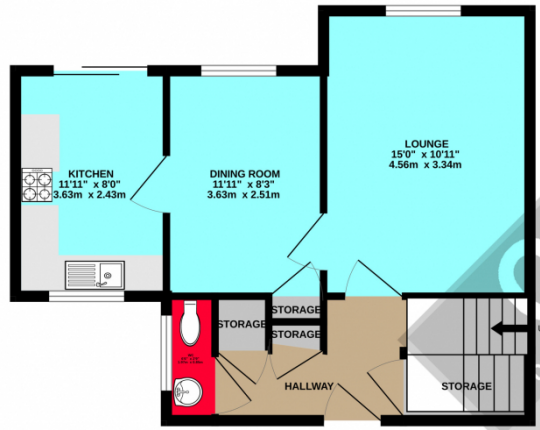
Tenure

Tenure: Freehold EPC:

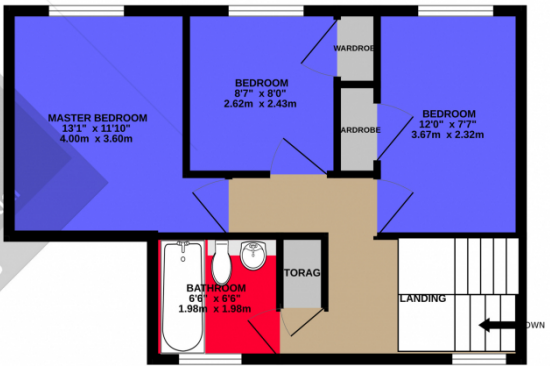
Agents Notes

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	69	
(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	

Address: Norcot Walk, Hulme, Manchester, M15 4BE

