



 **3**
Bedrooms

 **3**
Bathrooms



C&R Hulme are delighted to offer FOR SALE this 3 bed, 3 bath town house in Hulme. The property offers a great sized & bright living and kitchen area with high ceilings letting in lots of light. 3 double bedrooms and 3 bathrooms. Only a stones throw away from Asda Hulme and MMU Birley Fields campus. Ideal investment opportunity as the Property is currently let @ £1500.00PCM until September 2023. NO CHAIN!!!

Hallway

Panelled door. Electric Panel heater, Store Room. Access door to parking and stairs to upper floors. Fused box. Ceiling light point . Power points.

Bedroom 1 *3.30m x 2.91m (10.83ft x 9.55ft)*

Large UPVC window to front. Electric panel heater, range of power points, ceiling light point. Under stairs storage cupboard.

Wet Room *2.49m x 1.62m (8.17ft x 5.31ft)*

Fully tiled in white with off white floor tiles. Electric Shower. Handwash basin with pedestal and chrome mixer tap. W.C Shaver point and wall light.

Stairs & Landing to 1st Floor

Access to all Rooms with Storage Cupboard housing hot water tank.

Bedroom 2 *4.52m x 2.90m (14.83ft x 9.51ft)*

Upvc To front. electric panel heater, range of power points. Ceiling light point. Door to Ensuite.

Ensuite

3 piece white suite consisting of Shower Cubicle with shower door & electric shower. Handwash basin with chrome mixer. Low Level W.C. Ceiling light point & shaver point.

Bedroom 3

Upvc to rear with door leading onto a large walk on balcony covering the width of the property. Electric panel heater, range of power points. Ceiling light point.

Bathroom *2.85m x 2.08m (9.35ft x 6.82ft)*

UPVC to rear. 3 Piece white suite consisting of bath & vanity unit with built in sink and W.C. Shaver point & light. Electric panel heater.

Stairs & Landing to 2nd floor

Open Plan Lounge & Kitchen

Lounge Area. Large entertaining area with high ceilings. UPVC windows to rear, above and UPVC door to front leading onto a large walk on balcony covering the width of the property. Range of power points ceiling and wall lights. Electric panel heater. Kitchen Area UPVC to rear. kitchen finished in high gloss white offering a range of wall & floor units. Grey worktops with 1 1/2 bowl sink with mixer tap, built in electric hob/oven & extractor.

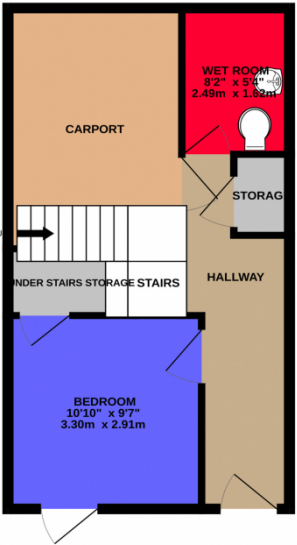
Outside

Small front garden area. To the rear is undercroft parking with access via a gated entrance.

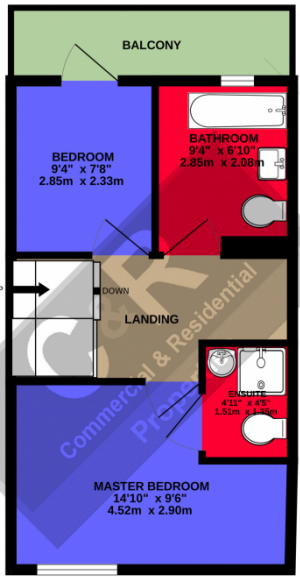
Tenure

Leasehold: 250 years granted in 2008 Ground Rent: £150.00 per annum Service charge : Advised £ 125.71 PCM payable to Premier Estates

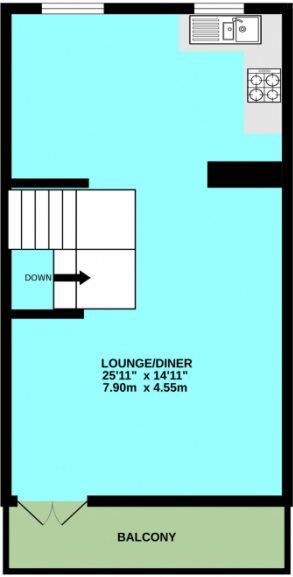
GROUND FLOOR
NaN sq.ft. (NaN sq.m.) approx.



1ST FLOOR
NaN sq.ft. (NaN sq.m.) approx.



2ND FLOOR
NaN sq.ft. (NaN sq.m.) approx.



C & R PROPERTIES

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(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: Manchester, M15

