



3

Bedrooms



3

Bathrooms



C &R HULME are proud to offer this large well presented 3 storey 3 bedroom, 3 bathroom town house in the heart of Hulme. This property which is decorated to a high ULTRA modern standard boasts 3 large double bedrooms, master with Ensuite and walk on balcony. To the top floor their is a large lounge that runs the length of the house with high ceilings and a nice walk on balcony, fitted kitchen. To the 1st floor are 2 double bedrooms and 2 bathroom and to the ground floor is 1 bedroom and a shower Room. The house has 3 bathrooms in total . Other benefits include gas central heating and double glazing as well as secure parking. The location is extremely central, just of Hulme High St making all shops within minutes walk with public transport links close by.

Great family house or investment opportunity with the potential to earn £22,200.00 P.a offering a return of 6.9%.

Key features

- 3 Storey Town House
- 3 Double bedrooms
- 3 bathrooms
- 2 balconies
- Secure parking
- Double glazing
- Gas central heating
- Modern furniture
- NO CHAIN

Entrance Hall

Running the full depth of the property leading to all access to the whole of the property including backdoor giving access to the parking area. Stairs to upper floors. Laminate flooring. Radiator. Alarm panel. Smoke alarm. Range of power points, ceiling light point.

Bedroom 3 *4.31m x 2.82m (14' 2" x 9' 3")*

Double glazed window to front elevation. Double panel radiator.. TV point. Ceiling light point. Range of power points.

Shower Room

3 Piece white suite consiting of shower cubicle with rain water shower. Hand wash basin and low leve W.C. Ceiling light point and extractor fan

Store Room

Housing Baxi Combination boiler

Stairs & Landing to 1st floor

Landing. Radiator, power point & ceiling light point.

Storage Room 2 *0.87m x 0.81m (2' 10" x 2' 8")*

Slatted shelves proving excellent storage solutions.

Main Bedroom *4.63m x 2.77m (15' 2" x 9' 1")*

Double glazed floor to ceiling windows & door leading onto a large walk on balcony to rear elevation. Media point, range of power points. Ceiling light point door to En-suite.

Ensuite

Obscure double glazed unit to rear elevation. 3 piece white shower suite consisting of glazed shower cubicle and rain water power shower over, hand wash basin & pedestal and low level W.C. White tiling throughout and to full height around bath. Radiator. Shaver point. Ceiling light point.

Bedroom 2 *3.26m x 2.73m (10' 8" x 8' 11")*

Double glazed window to front elevation. Double panel radiator.. TV point. Ceiling light point. Range of power points.

Shower Room *1.94m x 1.94m (6' 4" x 6' 4")*

Obscure double glazed unit to front elevation. 3 piece white suite consisting of shower sliding door cubicle with Aqualisa power shower over, hand wash basin & pedestal and low level W.C. Victorian effect white tiling throughout and to full height around bath. White towel radiator. Shaver point. Ceiling light point.

Stairs to 2nd Floor**Lounge/Kitchen** *7.99m x 4.83m (26' 3" x 15' 10")*

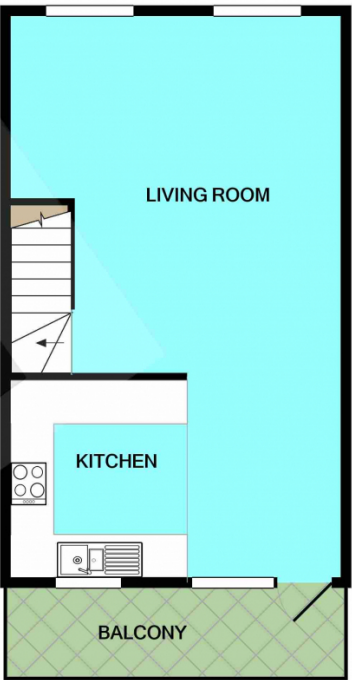
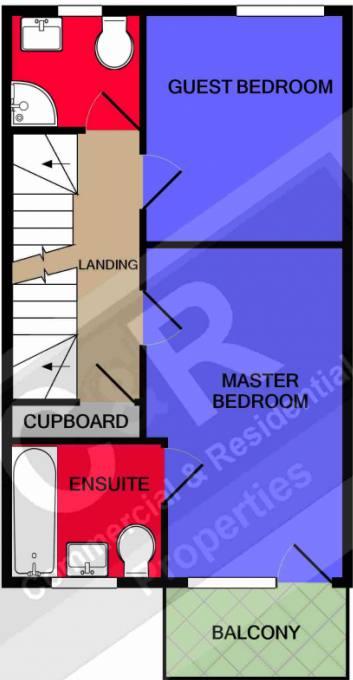
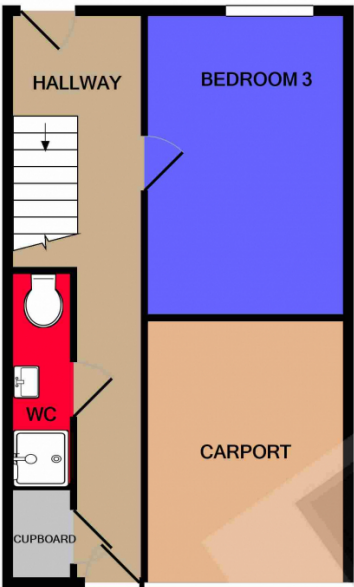
Large double glazed floor to ceiling window & door to the rear elevation leading onto a good sized balcony. 2 x double glazed windows to front elevation and feature windows running the length of the property to the side. Full height ceiling running into the eaves of the property giving the room a bright & airy feel. Media point with feature media wall providing ambient lighting. Range of power points. Range of wall mounted and ceiling light points. Kitchen area Double glazed window to rear elevation. Kitchen finished in silver metallic effect floor & wall units with black worktops over. Inset 1 ½ bowl sink unit with waste disposal unit. Inset gas hob, oven & extractor. Space and plumbing for a fridge freezer and washing machine.

Externally

undercroft parking, Access via electronic gates.

Tenure

Lease term: 250 years ffrom 05/09/1996 Service charge: Monthly service charge of £50.03 to include buildings insurance payable to Premier Estates. Ground Rent: 0 EPC: C



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		85
(81-91) B		
(69-80) C	74	
(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

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