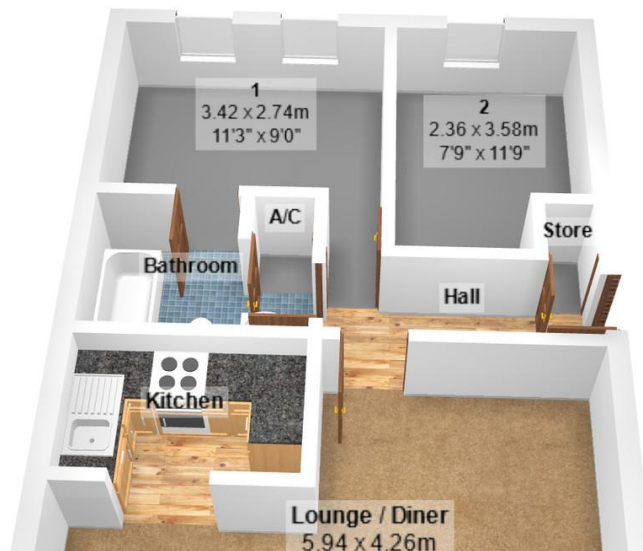




EMMA
HATTON
LTD

Stretford Road , Hulme

Offers In Region Of £154,950



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- A well presented 2 Bed Apartment
- Large Lounge/Diner
- Separate Fitted Kitchen
- Modern 3 piece bathroom suite

- Electric heating
- Double glazed windows
- Secure gated parking
- Well tended communal gardens



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BEDROOM
1: 12ft 3in x 8ft 11in.

BEDROOM
2: 11ft 9in x 7ft 2in.

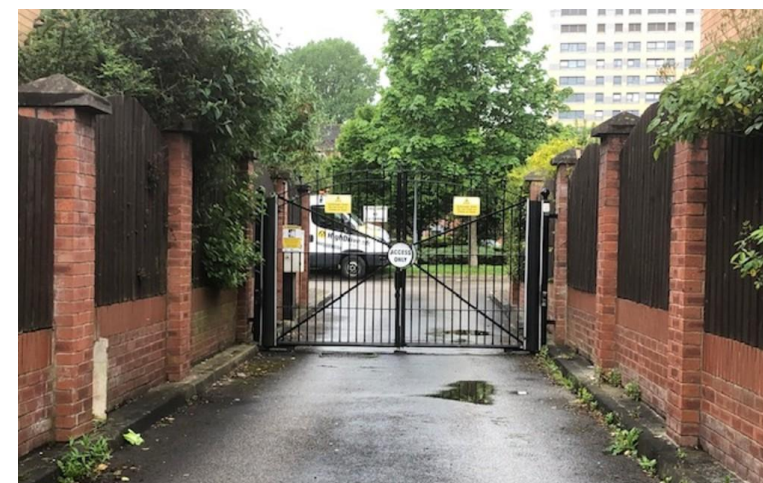
3 PIECE BATHROOM SUITE

OUTSIDE:
Well tended communal garden with secure gated off road parking.

SERVICE CHARGE:
Approx £120.00 per month which includes building insurance and upkeep of communal areas.

TENURE: LEASEHOLD – LEASE TERM
150 YEARS GRANTED 1994.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Emma Hatton Ltd nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.



Property Description

A very well presented and modern ground floor 2 bedroomed apartment ideal for the first time buyer/downsizer/investor, this well planned accommodation briefly comprises communal entrance, entrance hallway, large open plan lounge/diner, separate modern fitted kitchen, 2 good sized bedrooms, modern 3 piece bathroom suite, electric heating and double glazed windows are installed, secure gated parking, well tended communal gardens, close to City Centre with excellent transport links and local amenities nearby, viewing comes highly recommended.

THE ACCOMMODATION COMPRISES:

COMMUNAL ENTRANCE

ENTRANCE HALLWAY

OPEN LOUNGE/DINER:
19ft 7in x 14ft 7in x 14ft (narrowing to 7ft 10in).

FITTED KITCHEN:
8ft 8in x 6ft.

