




 **3**  
Bedrooms

 **1**  
Bathroom





C & R HULME offer for sale this fantastic 3 bedroom apartment in the heart of Hulme. This 2nd floor apartment comprises; entrance hall, lounge, kitchen, 3 good sized bedrooms bathroom with shower and fitted kitchen. 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 as well as the city centre and Manchester universities. The property would suit an owner occupier or an investor. NI CHAIN!!!

### **Entrance Hall**

Laminate flooring. Power point sockets and intercom. Storage heater. inset ceiling spot lights, smoke alarm. Access to all rooms. Floor Number : 1 Room Index : 2

**Store Room** 4'7" x 2'7" (1.24m x 0.64m)

Useful storage space with power point.

**Lounge** 6.02m x 4.31m (19' 9" x 14' 2")

L shaped lounge. Laminate flooring. 2 double glazed Windows and a patio door to front elevations. Inset ceiling spot lights. Storage heater. Range of power point sockets.

**Kitchen** 8'9" x 6'0" (2.66m x 1.84m)

Laminate flooring. Kitchen finished in white with a range of floor and wall units. Grey work tops with inset bowel and chrome mixer, white tiles over. Inset electric hob, oven, extractor with splash back. Space for plumbing for washer.

**Bedroom 1** 12'3" x 8'10" (3.72m x 2.68m)

2 x double glazed windows to rear elevation. Electric panel heater. Range of power point sockets. Door to bathroom.

**Bathroom** 8'9" x 6'3" ( 2.67m x 1.90m)

Jack & Jill Bathroom. Bathroom furnished in white consisting of bath, panel and shower over, W.C and hand wash basin. White splashbacks. Extractor & heater. Door to master bedroom.

**Bedroom 2** 10'10" x 7'10" (3.31m x 2.39m)

Double glazed window to rear elevation. Electric panel heater. Range of power point sockets.

**Bedroom 3** 9'5" x 7'3" (2.86m x 2.20m)

Double glazed window to rear elevation. Electric panel heater. Range of power point sockets.

### **External**

The property comes with a secure parking space within communal grounds Directions From our office turn right and proceed along Stretford Road. Proceed over the 1st set of lights and the development can be identified on the right hand side. Tenure: Leasehold. Term of 1 Floor Number : 1 Room Index : 10

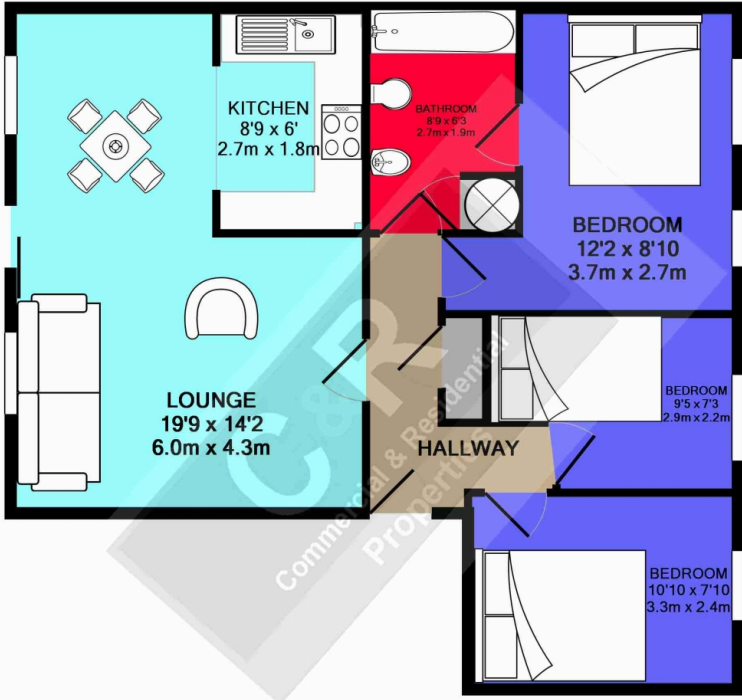
### **Tenure**

Tenure: Leasehold. Term of 150 years granted in 1994. Service charge of £ 161.88 payable per month includes buildings insurance and ground rent.

### **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

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COMMERCIAL & RESIDENTIAL PROPERTIES (UK) LTD  
TOTAL APPROX. FLOOR AREA 660 SQ.FT. (61.3 SQ.M.)

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: Hulme., M15 5TP

