



FOR SALE  
**C&R**  
Commercial & Residential  
Properties  
0161 227 9990  
www.candrproperties.co.uk

C&R

359

 **3**  
Bedrooms

 **1**  
Bathroom





C&R HULME offer for sale this fantastic 3 bedroom apartment in the heart of Hulme. This 2nd (top) 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. Great location as the universities, city centre are within walking distance and excellent access links into and out of the city. The property is currently rented @ 1250.00 PCM until 03/07/2024. NO CHAIN!!

### **Entrance Hall**

Power point sockets and intercom. Storage heater. inset ceiling spot lights, smoke alarm. Access to all rooms. Access hatch to loft. Storage cupboard 1 Useful storage space Storage cupboard 2 Housing immersion heater

### **Lounge** 6.00m x 3.30m (19' 8" x 10' 10")

Carpet flooring. Double glazed windows to front and a patio door and another patio door to rear with walk on balcony. Inset ceiling spot lights. Storage heater. Range of power point sockets.

### **Kitchen** 2.30m x 1.87m (7' 7" x 6' 2")

Double glazed window to rear elevation. Kitchen finished in high gloss cream with a range of floor and wall units. black work tops with inset bowl and chrome mixer, white tiles over. Inset electric hob, oven, extractor with splash back. Space for plumbing for washer.

### **Bedroom 1** 3.60m x 2.60m (11' 10" x 8' 6")

Double glazed window to front elevation. Feature light. Electric panel heater. Range of power point sockets. Door to bathroom.

### **Bedroom 2** 3.00m x 2.30m (9' 10" x 7' 7")

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

### **Bedroom 3** 2.60m x 2.30m (8' 6" x 7' 7")

Double glazed window to front elevation. Feature light. Electric panel heater. Range of power point sockets

### **Bathroom** 2.60m x 2.00m (8' 6" x 6' 7")

Obscure double glazed Window. Bathroom furnished in white consisting of bath, panel and electric shower over. White storage unit with integrated W.C and hand wash basin. Beige ceramic wall tiles. Extractor & heater. Door to master bedroom.

### **External**

The property is set in landscaped grounds with a car park to the rear. The property comes with 1 parking space.

### **Tenure**

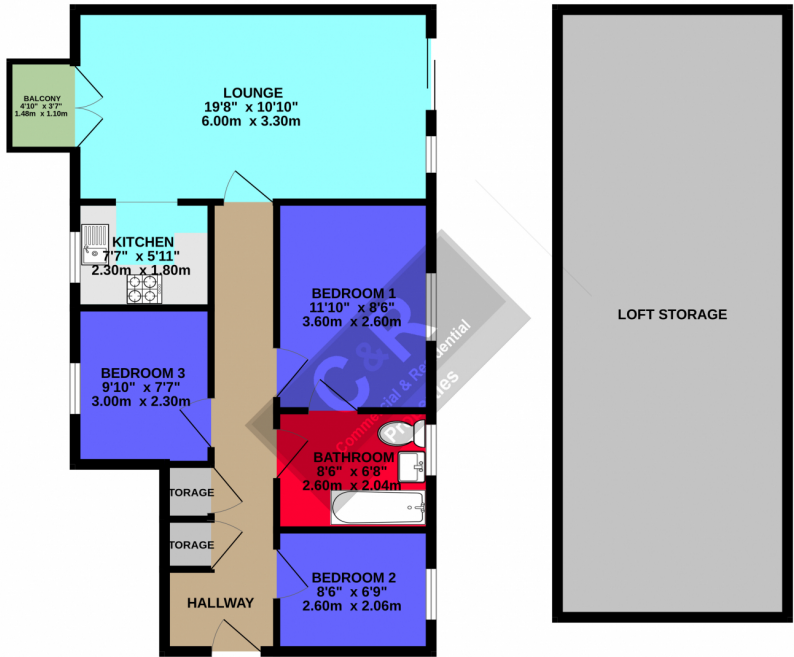
Leasehold: Advised 150 years granted in 1994 Ground rent & service charge: Advised at £112.11 PCM and is payable to Riverside Housing EPC: 70 C

### **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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2ND FLOOR



COMMERCIAL & RESIDENTIAL PROPERTIES (UK) LTD

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 Metrepro 12/2024

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>	<b>76</b>
(55-68)	<b>D</b>	
(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: Stretford Road, Hulme, Manchester. M15 4AY

