



 **3**
Bedrooms

 **3**
Bathrooms



C&R HULME are proud to offer this large well presented 3 storey 3 bedroom, 2.5 bathroom town house in the heart of Hulme. This property which is within a gated development boasts 3 large double bedrooms, master with Ensuite and walk on balcony. To the top floor there is a large lounge that runs the entire 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 bathrooms and to the ground floor is 1 bedroom and a W.C. The house has 2.5 bathrooms in total. Other benefits include gas central heating and double glazing as well as secure parking. The location is extremely central, just off Hulme High St making all shops within minutes walk with public transport links close by.

Great family house or investment opportunity offered with Vacant Possession.

Key features

- 3 Storey Town House
- 3 Double bedrooms
- 2.5 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 *4.29m x 2.78m (14' 1" x 9' 1")*

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

W.C *1.65m x 0.92m (5' 5" x 3')*

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

Store Room *1.22m x 0.81m (4' x 2' 8")*

Housing recently fitted Valliant Combination boiler

Stairs & Landing

Landing. Radiator, power point & ceiling light point.

Utility Room *1.61m x 0.72m (5' 3" x 2' 4")*

Slatted shelves providing excellent storage solutions. Space and plumbing for a washing machine.

Main Bedroom *4.60m x 2.75m (15' 1" x 9')*

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

Ensuite *4.60m x 2.75m (15' 1" x 9')*

Obscure double glazed unit to rear elevation. 3 piece white shower suite consisting of paneled bath with 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 *2.76m x 3.30m (9' 1" x 10' 10")*

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

Shower Room *1.94m x 1.65m (6' 4" x 5' 5")*

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 Landing**Lounge Kitchen** *8.03m x 4.85m (26' 4" x 15' 11")*

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. New Inset hob & oven with extractor hood over. Space and plumbing for a fridge freezer and washing machine.

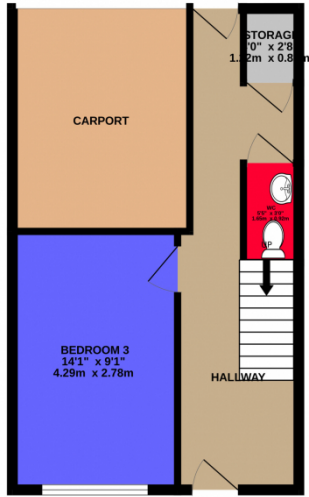
Externally

Undercroft parking, Access via electronic gates. To the front is a small garden area with slabbed paving and remainder to shrubbery.

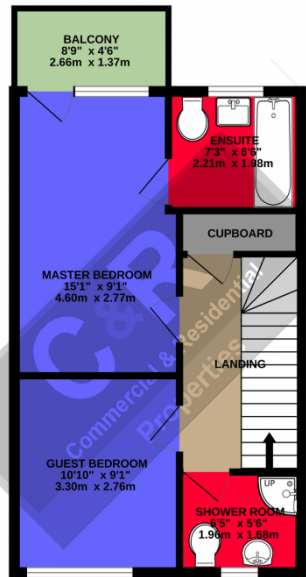
Tenure

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 £201.90 Per annum. EPC: C

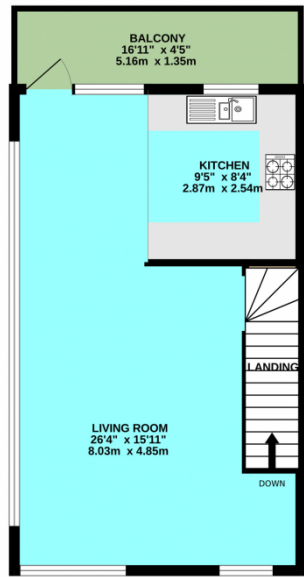
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



2ND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA: 1228 sq.ft. (114.1 sq.m.) approx.

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	82
(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: 20 Betsham Street, M15

