



 **4**
Bedrooms

 **2**
Bathrooms



C & R Hulme are delighted to offer this excellent well present home in the heart of Hulme. This detached property comes with large lounge, large family living kitchen. Downstairs shower room. Upstairs are 2 double bedrooms and 2 singles with the master having the benefit of an en-suite bathroom. Outside there is a large lawned garden. Other benefits include gas central heating double glazing and secure parking. A great family home. or investment Opportunity. Offered with no Chain.

Hallway

Panelled door with glazed panes on either side. Radiator, ceiling light point. access to 1st floor.

Lounge 5.03m x 3.02m (16' 6" x 9' 11")

Large lounge with UPVC windows to front elevation and patio doors leading out to the garden. 2 x Radiators, range of power points ceiling light point.

Dining Room 3.02m x 2.84m (9' 11" x 9' 4")

UPVC windows to front elevation, Radiator, range of power points ceiling light point. Store Room. Opening out to the kitchen area

Kitchen 3.24m x 2.25m (10' 8" x 7' 5")

UPVC windows to rear elevation. Cherry effect kitted kitchen with a range of floor and wall units with grey marble effect worktops. Inset sink with mixer tap, integrated dishwasher, gas hob, oven with extractor over. White splash back tiles. Range of power points & inset spot lights. Fusbox and combination boiler.

Downstairs Shower Room 1.96m x 1.44m (6' 5" x 4' 9")

UPVC window to rear. 3 piece white suite consisting of shower hand wash basin and W.C. Black slashback tiling throughout. ceiling light point. Extractor fan.

Stairs & landing

Stairs & landing. UPVC window to rear . Radiator, ceiling light point & power point.

Bedroom 1 3.35m x 3.22m (11' x 10' 7")

UPVC window to front elevation. Built in wardrobes, radiator, ceiling light point, range of power points. Access to Ensuite

Ensuite Bathroom

UPVC window to front. 3 piece white suite consisting of bath with power shower over, feature bowl sink with chrome mixer tap and W.C. Beige stone effect ceramic floor & wall tiles throughout. Ceiling light point & extractor. Inset spot lights.

Bedroom 2 3.32m x 2.86m (10' 11" x 9' 5")

UPVC window to front elevation. Built in wardrobes, radiator, ceiling light point, range of power points. Storage Cupboard.

Bedroom 3 2.07m x 2.07m (6' 9" x 6' 9")

UPVC window to rear elevation. Built in wardrobe unit & bed, radiator, ceiling light point, range of power points.

Bedroom 4 2.24m x 1.71m (7' 4" x 5' 7")

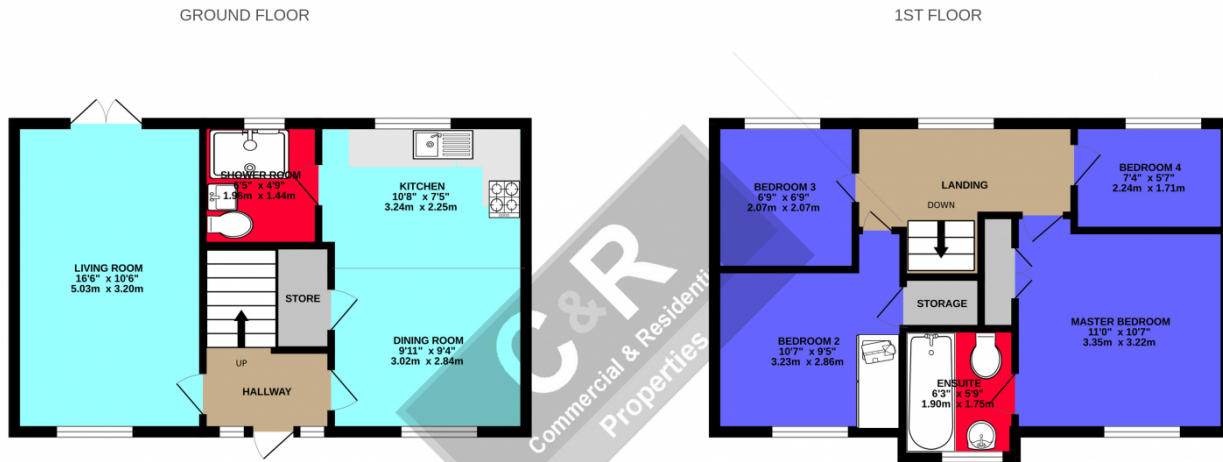
UPVC window to rear elevation. Radiator, ceiling light point, range of power points.

Outside

Front Garden. Perimeter brick wall with metal railing and gates. Slabbed walkway and remainder laid to shrubbery. Rear Garden. Perimeter fencing all round and pedestrian gates to communal carpark. Patio area and slabbed walkway majority laid to lawn.

Tenure

Leasehold 150 years from 1998. Service charge £86.00 PCM payable to Riverside Housing which includes buildings insurance and ground rent.



C & R PROPERTIES

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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