



 **3**
Bedrooms

 **2**
Bathrooms



C & R HULME are delighted to offer this fantastic three-bedroom semi detached property in an excellent location of Hulme with Oxford Road and the city centre in close proximity. The property has been recently refurbished with well planned accommodation. To the ground floor is a large lounge with patio doors leading to the garden and communal carpark, modern fitted dining kitchen as well as a W.C. To the 1st floor are three bedrooms and fitted bathroom. The property benefits from gas central heating, double-glazing and a secure parking space. There are excellent transport links with Princess Parkway nearby and a good bus service. Viewing highly recommended. This property would suit a first time buyer or an investor. Currently rented for 2024/25 @ 1625.00 per month.

Lounge 15'4" x 10'2" (4.66m x 3.09m)

UPVC window to rear elevation. UPVC patio doors to rear garden. Double panel radiator. Coving to ceiling. range of power points. ceiling light point. Room Index : 3
Room Dimensions : 15'4" x 10'2" (4.66m x 3.09m)

Dining Kitchen 15'2" x 8'3" (4.62m x 2.5m)

UPVC window to front elevation. Selection of handleless wall and base units finished in high gloss grey with matching worktops. inset sink with chrome mixer tap, integrated gas hob oven and extactor. Washing machine point. Range of power points. ceiling light point.

Downstairs WC 4'10" x 2'7" (1.49m x 0.80m)

White low level WC and hand wash basin. Double panel radiator

Landing

White balustrade. Access to all rooms. Power point. Access to loft area.

Master Bedroom 12'7" x 8'8" (3.82m x 2.64m)

Large UPVC window to front elevation with high ceilings. Adequate power points. Single panel radiator. Ceiling light point.

Bedroom 2 12'2" x 8'7" (3.7m x 2.6m)

UPVC window to rear elevation. Adequate power points. Single panel radiator. Ceiling light point.

Bedroom 3 8'5" x 6'5" (2.56m x 1.92m)

UPVC window to rear elevation. Adequate power points. Single panel radiator. Ceiling light point.

Bathroom

Metal mosaic effect vinyl flooring. Three piece bathroom suite in white comprising; W.C, hand washbasin with pedestal and bath. Power shower. Glass shower screen. Single panel radiator. UPVC window to front elevation. Ceiling light point. Extractor fan. Heated towel radiator.

External

Front Garden Lawned garden area to the front with slabbed walkway perimeter brick walls with metal gate Rear Garden The back garden has a patio area with the remainder laid to lawn. Wooden fence to the perimeter with access to the communal car park.

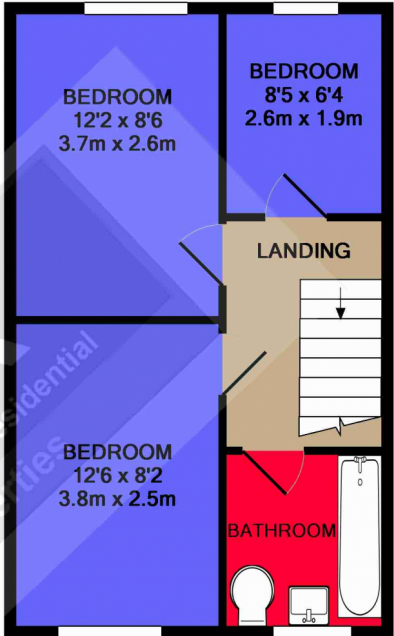
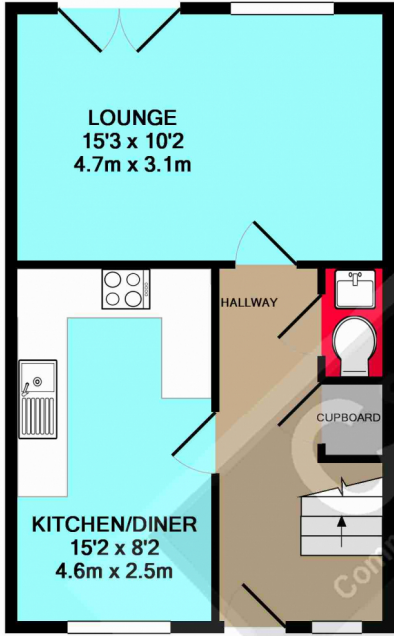
Tenure

Tenure: Leasehold: Granted 2002 for 150 years. A service charge of £166.00 Per annum and a annual ground rent of £51.00 is payable to Scanlans Management.

Agents Notes

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GROUND FLOOR

1ST FLOOR

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