













C & R Hulme are delighted to offer this 2 double bedroom garden apartment situated in the heart of Hulme on the fringes of the city centre. Situated on the 2nd floor of small block of only 6 apartments in total, the property offers a large lounge, fitted kitchen which leads onto a low maintenance garden, 2 double bedrooms with built in wardrobes and a fitted Shower Room. Other Benefits include gas central heating and double glazing. Great location being located just of Stretford Rd, making the city centre and Universities within walking distance.

Entrance Hall

Lounge 4.80m x 4.00m (15' 9" x 13' 1")

UPVC to front, radiator, ceiling light point and range of power points

Kitchen 3.37m x 2.34m (11' 1" x 7' 8")

UPVC window and door to garden. Kitchen finished in white, Cooker, washing machine and fridge points. ceiling light point and range of power points

Bedroom 1 3.60m x 3.30m (11' 10" x 10' 10")

UPVC to front radiator an ceiling light point. Range of power points. Built in wardrobe.

Bedroom 2 3.91m x 1.70m (12' 10" x 5' 7")

UPVC to rear, radiator and ceiling light point. Range of power points. Built in wardrobe.

Bathroom 2.51m x 1.70m (8' 3" x 5' 7")

UPVC window to rear. 3 piece white suite consiting of bath with panel and shower over. Hand wash basin and low level W.C. ceiling light point.

Garden

Slabbed patio area and vegetation area. Permiter fencing all round with with pedestrian gate.

Tenure

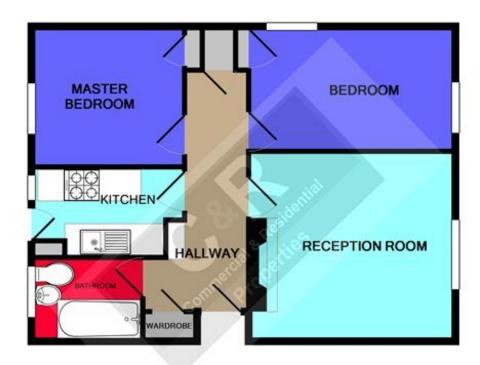
Tenure: Leasehold. 125 years granted in 1999. Ground rent: £10.00 per annum Service charge: £42.08 PCM payable to One Manchester. EPC 63D

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 and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property. (iv) Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order.



Asking Price £170,000 Conmere Square, Hulme, Manchester. M15 6DE



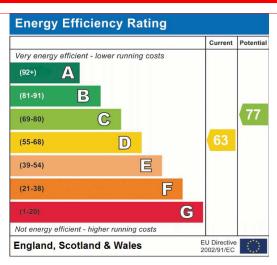
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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Address: Conmere Square, Hulme, Manchester. M15 6DE



