



 **3**
Bedrooms

 **1**
Bathroom



C & R HULME are delighted to offer this fantastic three bedroom double fronted property in an excellent location of Hulme with Oxford Road & Universities in close proximity. There are three bedrooms, good sized lounge, bathroom and a fully fitted kitchen. The property also benefits from secure parking. Local amenities include a primary school, ASDA and Argos. There are excellent transport links with Princess parkway nearby and a good bus service. Viewing highly recommended. Ideal investment or First time buyer opportunity.

Entrance Hall

Laminate Floor. Thermostat. Fuse box. Ceiling Light Point. Smoke Alarm.

Lounge 4.60m x 4.35m (15' 1" x 14' 3")

UPVC to front & rear with Patio door leading onto a low maintenance garden. Laminate floor. Range of Power Points. Radiator. Ceiling Light Point.

Dining Kitchen 4.60m x 2.85m (15' 1" x 9' 4")

Window to front & rear elevations. Fitted kitchen with a range of base and wall sunits finished in Beech & Green with grey coloured worktops.. Plumbing for Washing Machine. Single Drainer with inset Sink, Gas Hob. and electric Oven. Adequate Power Points. Extractor Hood. Light brown splash back Tiles. 2 x ceiling light points.

Stairs/landing

Power Points. Window to rear Elevation.

Bedroom 1 3.30m x 2.49m (10' 10" x 8' 2")

Windows to front elevation. Adequate power points. Single panel radiator. Ceiling light point.

Bedroom 2 3.94m x 2.51m (12' 11" x 8' 3")

Window to front elevation. Adequate power points. Single panel radiator. Ceiling light point.

Bedroom 3 2.50m x 2.00m (8' 2" x 6' 7")

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

Bathroom 1.90m x 1.80m (6' 3" x 5' 11")

Vinyl floor. Three piece bathroom suite in beige comprising; W.C, hand wash basin with pedestal and bath with power shower over. Single panel radiator. Ceiling light point. Window to rear Elevation.

External

Gardens to the front and rear of the property. To the rear is a slabbed patio area with the remainder laid to loose stone. The property also has a secure parking space.

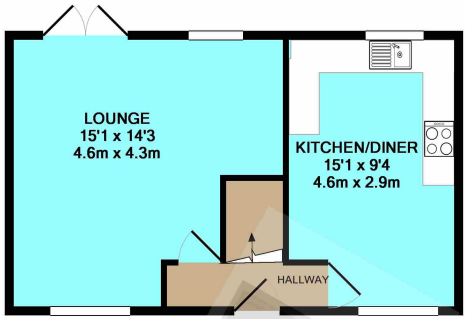
Tenure

Leasehold: 150 Years Granted 07/01/2001 Service charge: £187.40 Per annum payable to Casserley property Management Ground Rent: £50.00 per annum.

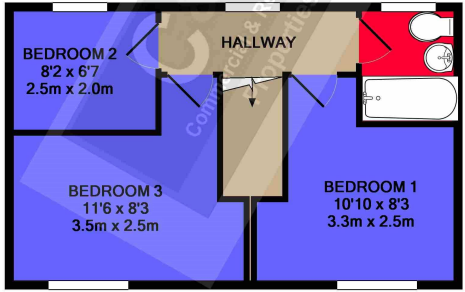
Agents Notes

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.



GROUND FLOOR



1ST FLOOR

C & R PROPERTIES

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
Made with Metropix ©2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	78
(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: Hulme, M15 4AU

