

C&R

Commercial & Residential

Properties

Guide price £130,000
Chester Road, Manchester. M16 9YD



1

Bedroom



1

Bathroom

54 Meridian Square, Stretford Road, Hulme, Manchester, M15 5JH |
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C & R Hulme are delighted to offer this pleasant 1 bedroom apartment in a stunning grade 2 listed victorian conversion building. With lots of history and original features, this ground floor apartment offers a nice bright lounge with exposed brickwork, original floors and cast iron beams, a modern fitted kitchen, large bedroom with original features and a bright and airy bathroom. Great location with cornbrook station being minutes away and castlefield and the city centre within walking distance. NO CHAIN!!!

Entrance Hall

UPVC door. Real wood flooring. Access to all rooms.

Lounge Kitchen 7.72m x 2.69m (25' 4" x 8' 10")

Panelled door. Large Feature double glazed unit to front elevation. Real wood flooring, exposed brickwork with chimney breast and exposed cast iron beams. Range of power points, ceiling light points. Storage heater. Kitchen Area UPVC window to rear elevation. Kitchen finished in white with a range of floor and wall units. Grey worktops, inset sink with chrome mixer tap. Integrated fridge freezer, hob, oven with extractor over. Ceiling light point, extractor unit.

Bedroom 3.97m x 2.60m (13' x 8' 6")

Panelled door, large feature double glazed unit to front elevation. Real wood flooring, exposed brickwork and exposed beams. range of power point, Ceiling light point. Panel heater.

Bathroom 3.08m x 1.58m (10' 1" x 5' 2")

double glazed window to rear elevation. 3 piece white suite consisting of bath with panel and electric shower over, low level W.C and hand wash basin. Exposed beams. White tiles to full height around shower and 1/2 height around W.C and sink.

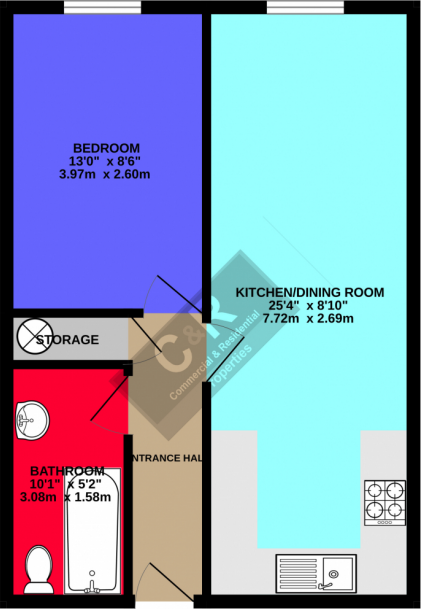
Store room

Housing hot water cylinder and useful storage space.

Tenure

Leasehold. 999 years granted in 09/11/1998. Ground rent: TBA Service Charge: 3351.36 per annum EPC: 79C

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



C&R PROPERTIES
TOTAL FLOOR AREA: 439 sq.ft. (40.8 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 misstatement. 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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