



 **3**
Bedrooms

 **3**
Bathrooms



C & R Hulme are delighted to offer this fantastic 3 bedroom, 2.5 Bathroom property in an excellent location with Oxford Road, city centre and universities all in close proximity. The property boasts three bedrooms, good sized lounge, 2.5 bathrooms and a fully fitted kitchen. The property benefits from an upgraded boiler providing gas central heating, as well as recently fitted double glazing and allocated parking as well as front and rear gardens. Local amenities include excellent primary schools, ASDA and Argos as well as all universities and St Mary's hospital. There are excellent transport links with Princess Parkway nearby and good bus services. Viewing highly recommended. This property would suit a first time buyer or an investor.

Entrance Hall

New Modern Grey Colour Composite Front Door. Radiator. Ceiling Light point.

Downstairs W.C *1.86m x 0.77m (6' 1" x 2' 6")*

UPVC Double glazed window to front elevation, W.C, hand wash basin with pedestal. Radiator.

Lounge *3.95m x 3.47m (13' x 11' 5")*

UPVC Double glazed window to front & side elevation. Panel radiator. Adequate power points. TV point. BT point and ceiling light point. Understairs storage. Opening up to:

Dining Room *3.07m x 2.16m (10' 1" x 7' 1")*

UPVC Double glazed French doors to rear elevation. Radiator, range of power point, ceiling light point. Door to kitchen.

Kitchen *3.07m x 2.56m (10' 1" x 8' 5")*

UPVC Double glazed French doors to rear elevation. Single panel radiator. Range of base and wall units in white melamine with grey melamine worktops. White splashback tiles. Integrated electric oven, gas hob & extractor hood. Ideal Logik boiler. Washing machine &, greenwood airvac extractor fan. Single drainer sink with mixer tap. 2 X ceiling lights. Storage Cupboard.

Stairs/landing

Smoke alarm. Ceiling light point. Left access hatch.

Principle Bedroom *3.73m x 3.65m (12' 3" x 12')*

2 x UPVC double glazed windows to front elevation. Single panel radiator. Adequate power points.. BT Point. Ceiling light point.

Ensuite *1.72m x 1.72m (5' 8" x 5' 8")*

UPVC double glazed window to front elevation Three piece white suite comprising shower cubicle with power shower, handwash basin with pedestal and WC. White splash back tiles to full height around shower. Greenwood airvac ceiling light point. Single panel radiator.

Bedroom 2 *2.70m x 2.54m (8' 10" x 8' 4")*

UPVC double glazed windows to rear elevation. Single panel radiator. Adequate power points. Ceiling light point

Bedroom 3 *2.01m x 1.94m (6' 7" x 6' 4")*

UPVC double glazed windows to rear elevation. Single panel radiator. Adequate power points. Ceiling light point.

Bathroom 1.90m x 1.77m (6' 3" x 5' 10")

UPVC double glazed window to side elevation. Three piece white suite comprising; white bath with panel and chrome mixer shower, Vanity unit with handwash basin with pedestal and WC. White splash back tiles to full height around bath. Shaving point. Greenwood airvac ceiling light point. Chrome towel radiator.

Gardens

Front Garden slabbed area and remainder loose pebbles Rear Garden Large flagged patio area with the laid with loose pebbles. Access into carpark.

Tenure

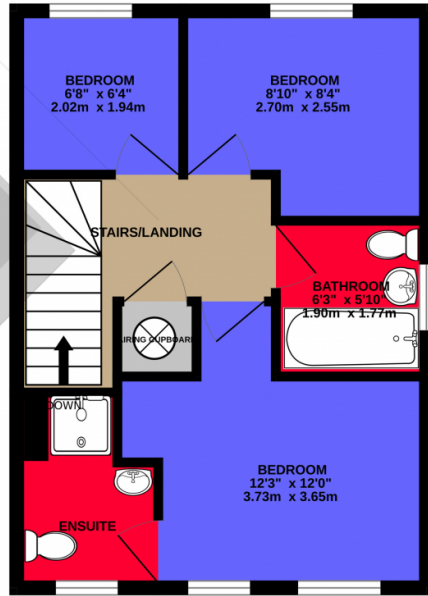
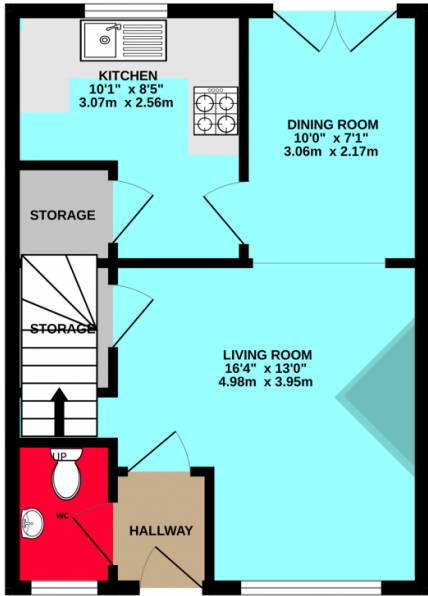
Leasehold 150 years granted in 1997. Service Charge: A service charge is payable which is £88.00 per calendar month payable to Riverside Housing. The charge includes yearly ground rent, up keep of the communal car park and boundary walls as well as buildings insurance. EPC: C

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.

GROUND FLOOR
376 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	77
(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: 91 Chorlton Road, M15

