



 **3**
Bedrooms

 **1**
Bathroom



C&R HULME are delighted to offer this large three double bedroom house FOR SALE in Victoria Park. The property offers 3 double bedrooms, large lounge, fitted kitchen and fitted bathroom as well as a nice sized rear yard. other benefits include gas central heating and double glazing. Great location for access to city centre, hospitals and universities, all of which are within walking distance with excellent access links out of the city nearby. Excellent investment of Owner occupier opportunity. NO CHAIN!!!

Entrance Hall

Reception 1/Bedroom 3 3.40m x 3.06m (11' 2" x 10')

UPVC Window to front elevation, Radiator, Ceiling light point, Range of power points. Cupboard housing electric and gas meter. Shelving.

Reception 2 4.54m x 3.20m (14' 11" x 10' 6")

UPVC window to rear elevation. Radiator, Ceiling light point, Range of power points.

Kitchen 2.40m x 2.25m (7' 10" x 7' 5")

UPVC to side elevation and back door. Kitchen finished in pine with a range of base and wall units. Grey worktops. Space for Gas cooker and washing machine, Range of power points and ceiling light point. Understairs storage.

Stairs and landing

Access to 1st floor, point point ad ceiling light point.

Bedroom 1 4.16m x 3.40m (13' 8" x 11' 2")

2 x UPVC Windows to front elevation, Radiator, Ceiling light point, Range of power points.

Bedroom 2 4.60m x 2.56m (15' 1" x 8' 5")

UPVC Window to rear elevation, Radiator, Ceiling light point, Range of power points.

Bathroom 2.37m x 2.22m (7' 9" x 7' 3")

UPVC window to rear 3 peice White Suite consisting of bath with panel and shower over and screen, hand wash basin with mixer tap and low level W.C. White tiling to full height around bath, Pine panelled ceiling Ceiling Light point. Combination boiler.

Outside

Yard area and with walls and gate to rear. yard is mainly concrete flooring

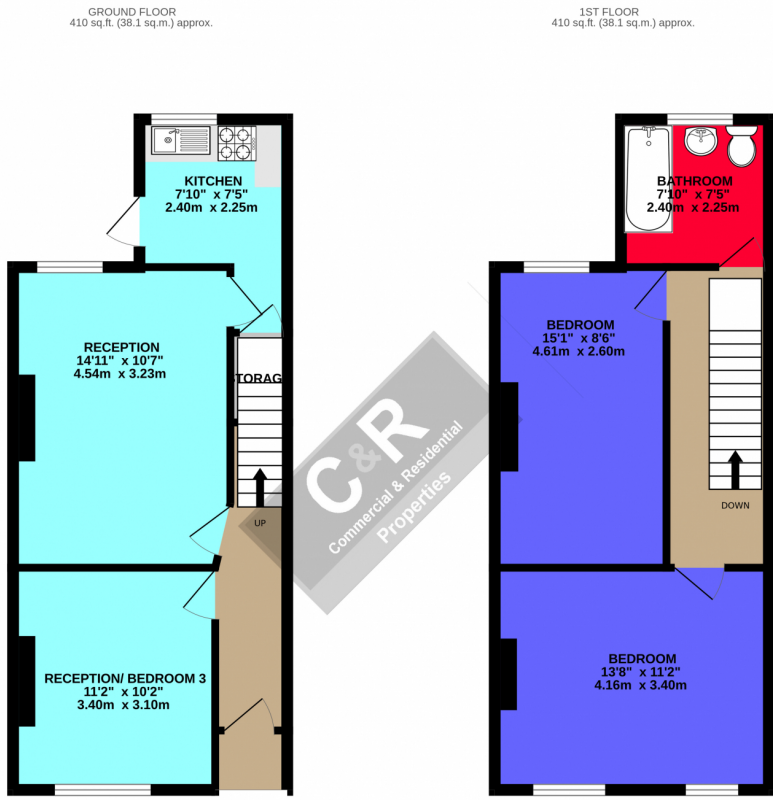
Tenure

Freehold EPC: C61

Agents Notes

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TOTAL FLOOR AREA: 820 sq.ft. (76.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

