



 **2**
Bedrooms

 **1**
Bathroom



C & R Hulme are delighted to offer this fantastic two bedroom property in an excellent location with Oxford Road and the city centre in close proximity. This great sized property offers a bright good sized lounge, upgraded dining kitchen and bathroom and 2 good sized bedrooms. The property benefits from gas central heating, 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 1.40m x 1.00m (4' 7" x 3' 3")

UPVC glazed door. Fuse box.

Lounge 4.50m x 3.63m (14' 9" x 11' 11")

UPVC double glazed window to front elevation. 2 x Double panel radiators. Adequate power points. TV point. BT point and ceiling light point. Useful under stairs storage cupboard.

Dining Kitchen 3.63m x 3.04m (11' 11" x 10')

UPVC double glazed window to rear elevation. Door leading to rear garden. double panel radiator. Range of base and wall units in high gloss white with dark brown wood effect melamine worktops. White splashback tiles. Brushed metal electric oven and gas hob with extractor hood, integrated Fridge freezer. Prima boiler. Washing machine point, greenwood airvac extractor fan. Single drainer sink with mixer tap. Ceiling light point.

Stairs/Landing

Smoke alarm. Ceiling light point. Loft access hatch.

Bedroom 1 3.88m x 3.63m (12' 9" x 11' 11")

UPVC double glazed window to front elevation. double panel radiator. Adequate power points. Fitted wardrobe and store room. 2 wall lights. Cupboard housing immersion heater. BT Point. Ceiling light point.

Bedroom 2 3.66m x 2.11m (12' x 6' 11")

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

Bathroom 2.63m x 1.42m (8' 8" x 4' 8")

UPVC double glazed window to rear. Three piece white suite comprising; white bath with panel and chrome mixer tap, electric shower over with shower screen, hand wash basin with pedestal and chrome taps. low level W.C. White splash back tiles to half height. Shaving point. Greenwood airvac ceiling light point. Chrome heated towel rail.

External

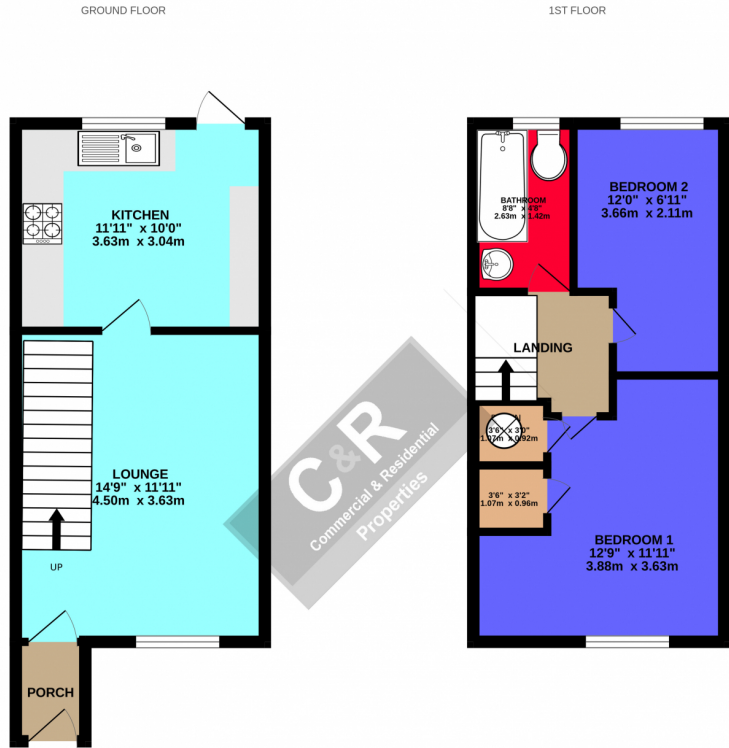
Front Garden. Brick wall perimeter with metal railing and gate. Rear Garden Flagged area and walk way remainder lawn. Perimeter fencing all round with wooden gate leading to communal carpark.

Tenure

Leasehold: 150 years granted in 1999. Service Charge: A service charge is payable which is £88.00 per calendar month. The charge includes yearly ground rent, up keep of the communal car park and boundary walls as well as buildings insurance. EPC: 64D

Agents Notes

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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