



 **2**
Bedrooms

 **1**
Bathroom



IMMACULATLEY RENOVATED TO A HIGH STANDARD

C & R Hulme offer for sale this newly refurbished well presented 2 bedroom 2nd floor apartment in Hulme. The apartment which is across the road from Hulme Park and just a stones throw away from the new Birley Fields Campus & the City centre, comprises; entrance hall, Open lounge & luxury fitted kitchen, 2 bedrooms (primary with a walk on balcony) and luxury bathroom. Benefiting from a newly fitted kitchen with breakfast bar and integrated appliances. Fully rewired with fittings finished in brushed metal fixtures including smart heaters. Other benefits include double glazing and a secure parking space with electronic gates. Local amenities include Hulme High Steet and ASDA Hulme. The local motorway network is in close proximity. The property would suit a first time buyer or an investor. **NO CHAIN!!!**

Entrance Hall

Main door leading to secondary door. Laminate flooring fitted in a herringbone style. Cupboard housing Storage heater. entry phone system. Power point. Smoke alarm. Ceiling light point. Panel heater

Lounge/Kitchen *19' 08" x 14' 0" (5.99m x 4.27m)*

Lounge Area Beech door. Laminate flooring fitted in a herringbone style.. French doors and UPVC window to the front elevation. Adequate power points finished in brushed metal. 2 wall heaters. T.V, phone and satellite points. inset spot lights and feature wall lights . Leading to Kitchen Area Fitted contemporary Shaker style kitchen finished in matt light and dark grey consisting or a range of wall and floor units with the benefit of a cooking/entertaining island. White marble effect work tops, inset sink with chrome mixer tap and white Victorian splash back tiles finished in a modern herringbone style. Integrated oven, hob, floating extractor, fridge freezer, dishwasher and washer dryer. Inset spot lights

Bedroom 1 *11' 11" x 11' 6" (3.63m x 3.51m)*

Beech door. Laminate flooring fitted in a herringbone style. UPVC patio doors to rear elevation leading into a large walk on balcony. Electric wall heater. Adequate power points finished in brushed metal. TV point. Feature wall lights as well as ceiling light points.. Door leading to bathroom.

Bedroom 2 *11' 6" x 7' 5" (3.51m x 2.26m)*

Beech door. Laminate flooring fitted in a herringbone style. UPVC window to rear elevation. Electric wall heater. Adequate power points finished in brushed metal. TV point. Feature wall lights as well as ceiling light points..

Jack & Jill Bathroom *8' 7" x 6' 6" (2.62m x 1.98m)*

Recently fitted modern white 3-piece suite comprising; W.C, hand wash basin with vanity unit and bath with electric shower over and glass shower door. White walls tiles walls & white marble effect floor tiles. Chrome heated towel rail. Extractor duct. Inset spotlights. Storage room Housing immersion heater. Door to Primary bathroom.

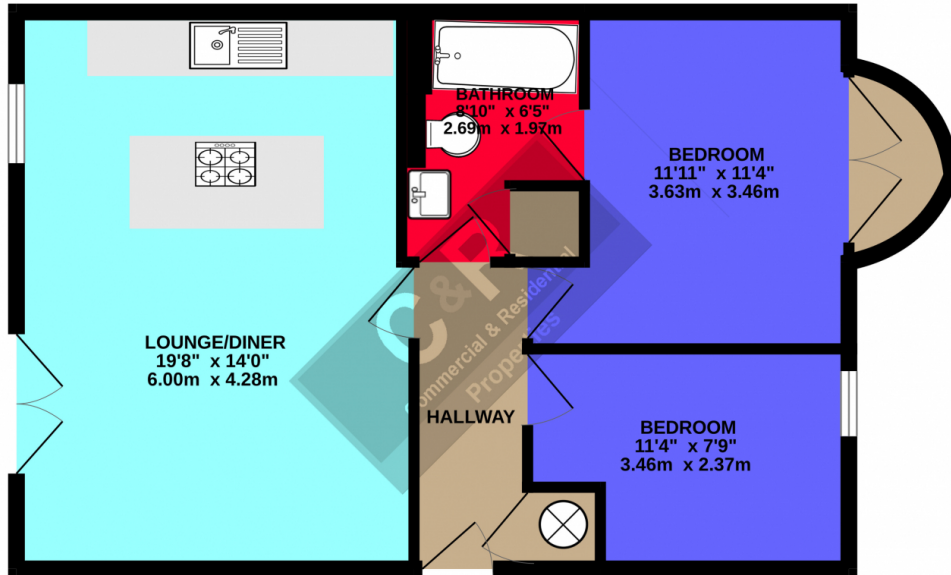
External

Communal grounds with secure parking space.

Tenure

Leashold: 150 Years from 1999. Service charge is £155.42 Pcm which includes ground rent payable to Riverside housing.

GROUND FLOOR



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	76	82
(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

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