



3

Bedrooms



3

Bathrooms



C & R Hulme are delighted to offer this fantastic larger than average plot consisting of 3 Bedrooms & 2.5 Bathroom semi detached 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 as well as a full width conservatory. The property benefits from an upgraded boiler providing gas central heating, as well as fitted double glazing with the benefit of an allocated parking space and visitor space as well as front and HUGE Rear and Side 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 an owner occupier or investor. NO CHAIN!!!

Entrance Hall 1.07m x 1.06m (3' 6" x 3' 6")

Paneled Front Door. Radiator. Ceiling Light point.

W,C 2.21m x 0.91m (7' 3" x 3')

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

Lounge 4.98m x 3.96m (16' 4" x 13')

Maximum points into Bay Window Double glazed bay window to front elevation. Laminate floor, Panel radiator. Adequate power points. TV point. BT point and ceiling light point. Understairs storage. Opening up to:

Dining Room 3.25m x 2.21m (10' 8" x 7' 3")

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

Kitchen 3.25m x 2.57m (10' 8" x 8' 5")

Double glazed window to rear with stable door to side elevation. Radiator. Range of base and wall units in oak wood and satin metal finish with grey marble effect melamine worktops. Black Victorian style splashback tiles. Integrated electric oven, gas hob & extractor hood. Valliant boiler. Washing machine, extractor fan. Single drainer sink with mixer tap. Ceiling light point. Storage Cupboard.

Conservatory 4.98m x 2.76m (16' 4" x 9' 1")

Large brick construction conservatory spanning the width of the property with UPVC windows all round and UPVC door to rear elevation. Ceiling light points.

Stairs & Landing

UPVC to side elevation.

Bedroom 1 3.80m x 3.78m (12' 6" x 12' 5")

Maximum Points Double glazed windows to front elevation. laminate flooring. Radiator. Adequate power points.. BT Point. Ceiling light point.

Ensuite 2.83m x 2.79m (9' 3" x 9' 2")

Double glazed window to front elevation. Large walk in shower area with rainwater shower and two piece white suite comprising handwash basin with pedestal and WC. White splash back victorian tiles to full height on all walls. Extractor fan, ceiling light point. Single panel radiator.

Bedroom 2 2.83m x 2.79m (9' 3" x 9' 2")

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

Bedroom 3 2.32m x 2.00m (7' 7" x 6' 7")

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

Luxury Bathroom 1.90m x 1.85m (6' 3" x 6' 1")

Three piece luxury white Victorian suite comprising; a luxury white roll top bath chrome mixer taps and shower with the bonus of a TV fitted to the wall complementing the bath, offering relaxation bathing at its best. Victorian style Handwash basin with pedestal and WC. White victorian splash back tiles to full height around bath. White tiled floor, extractor fan, ceiling light point. Radiator.

External

Rear Garden Large garden to rear and side of property. Perimeter fencing all round and an allocated parking space. Front Garden Brick wall with metal railing and gate. Slabbed walkway and reminder laid to loose stone with shrubury area

Tenure

Leasehold: 150 Years granted in 1997 Service Charge: Advised £38.00 per month payable to Riverside which includes building insurance and service charge.

Agents Notes

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Coming soon

