

C&R

Commercial & Residential

Properties

Guide price £160,000

Ledburn Court, Ledburn Close, Hulme, Manchester.

M15 4HR



2

Bedrooms

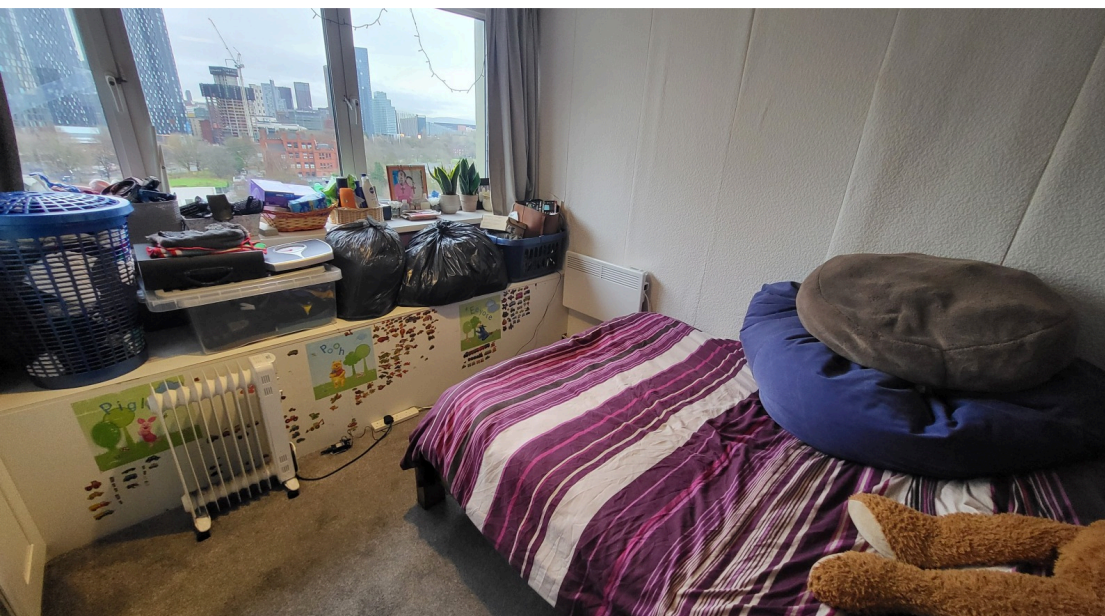


1

Bathroom

54 Meridian Square, Stretford Road, Hulme, Manchester, M15 5JH |
enquiries@candrproperties.co.uk

0161 227 9990



C & R HULME offers for sale this 2 bedroom apartment in Hulme on the fringes of the city centre. Situated on the 11th floor, this property offers fantastic views over Manchester city centre skyline and surrounding areas, with every room having a picture perfect view. The apartment offers large lounge with dual aspect windows, leading onto a covered balcony, fitted kitchen and bathroom as well as 2 good sized double bedrooms. Close to all major transport networks and amenities such as the city centre bars and restaurants as well as Asda Hulme and Sainsbury Salford. Walking distance into the city centre and universities. Ideal investment or 1st time buyer opportunity.

Must be viewed.

Entrance Hall

Access to all rooms, Meter cupboard and storage cupboard housing immersion heater.

Lounge *5.43m x 3.04m (17' 10" x 10')*

Large bright lounge with dual aspect UPVC windows offering clear views of the city, Panel heater, Range of power points, ceiling light point. UPVC door to balcony and opening to kitchen

Kitchen *3.15m x 2.74m (10' 4" x 9')*

Upvc Window over looking the balcony and views beyond. Fitted kitchen with dark wood doors and black marble effect worktops over. Black & White tiles to full height. Inset sink with chrome mixer tap. Space for cooker, washing machine & fridge freezer. ceiling light point, range of power points.

Bedroom 1

Large double bedroom with UPVC window offering clear views of the city, Panel heater, Range of power points, ceiling light point.

Bedroom 2 *3.19m x 3.15m (10' 6" x 10' 4")*

Another large double bedroom with UPVC window offering clear views of the city, Panel heater, Range of power points, ceiling light point.

Bathroom *1.90m x 1.66m (6' 3" x 5' 5")*

3 Piece white suite consisting of bath with panel and electric shower over. W.C and handwash basin with pedestal. Fully tiled around bath area. ceiling light point, extractor fan.

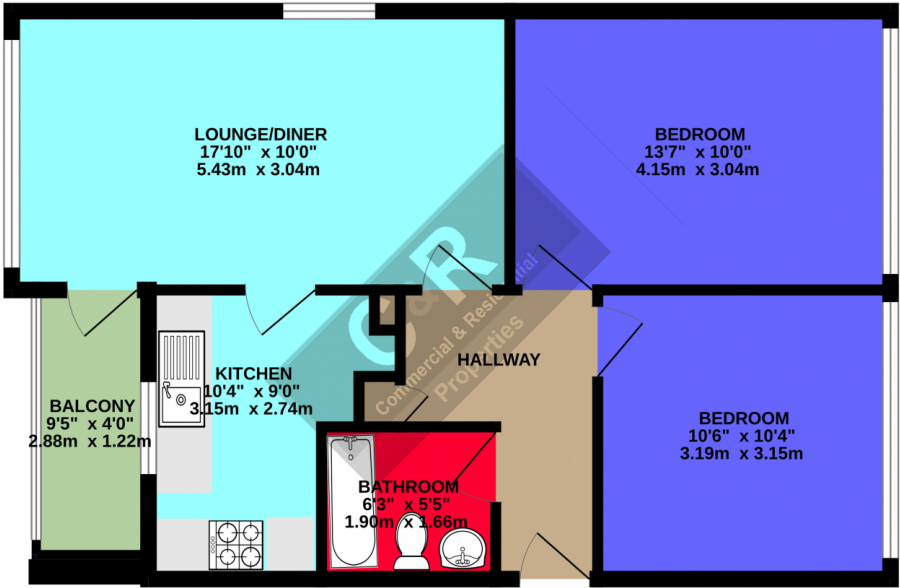
Balcony *2.88m x 1.22m (9' 5" x 4')*

covered balcony with amazing views of the city

External

Communal grounds. Parking is available on a 1st come 1st served basis

GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Ledburn Court, Ledburn Close, Hulme, Manchester. M15

