



2

Bedrooms



1

Bathroom



C & R Hulme are delighted to offer this fantastic two bedroom property in an excellent location of Hulme 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 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. **NO CHAIN!!**

Entrance Hall 1.40m x 1.00m (4' 7" x 3' 3")

Panelled door. Laminate flooring. Fuse box.

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

Double glazed window to front elevation. Laminate flooring. 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')

Double glazed window to rear elevation. Panelled door leading to rear garden. Laminate flooring. Grey Feature Panel radiator. Range of base and wall units in high gloss Light grey with complimentary darker grey marble effect worktops. White feature hexagon splashback tiles. Brushed metal electric oven and gas hob with extractor hood, integrated Hoover dishwasher and washer dryer and Beko Fridge freezer. Worcester boiler. 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")

Double glazed window to front elevation. double panel radiator. Adequate power points. 2 x Fitted wardrobes . BT Point. Ceiling light point.

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

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

Bathroom 2.70m x 1.44m (8' 10" x 4' 9")

Double glazed window to rear. Three piece white suite comprising; white bath with panel and chrome mixer tap & shower over with shower screen, vanity unit with hand wash basin and chrome taps. Low level W.C. Light beige marble effect splash back tiles to full height around bath. Shaving point. Extractor ceiling light point. Chrome heated towel rail.

Loft

Advised that the loft is majority boarded with power points and lighting offering additional storage space.

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. Shed. leading to communal carpark. 1 Allocated parking space.

Tenure

Leasehold: 150 years granted in 1997 Service charge: £47.93 PCM payable to Riverside Housing which includes building insurance and upkeep of carpark. EPC: 71C

Agents Notes

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