



2

Bedrooms



1

Bathroom





C & R Hulme are delighted to offer this fantastic two bedroom property in an excellent location in Hulme with the city centre & universities in close proximity. The property offers a good sized lounge with understairs storage leading onto a open plan fitted kitchen. To the 1st floor are 2 good sized bedrooms and a modern fitted shower room. The also property benefits from gas central heating, double glazing and allocated parking as well as front and rear gardens. Local amenities include excellent schools for all ages, ASDA Hulme & high street 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")  
Panelled door, radiator, fuse box. Lightswitch. LVT water resisant laminate flooring.

**Lounge** 4.10m x 4.00m (13' 5" x 13' 1")  
LVT water resisant laminate flooring.. 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. Open plan to Dining Kitchen

**Dining Kitchen** 4.00m x 2.30m (13' 1" x 7' 7")  
UPVC double glazed window to rear & frech doors leading to garden. Recently fitted kitchen finished in a cream shaker style consisting of floor and wall units and grey/bronze rustic effect worktops with victorian style splash back tiles. Inset sink with chrome mixer tap. integrated gas hob, over and extractor over. space for washing machine and fridge. LVT water resisant laminate flooring. Ceiling light point. Worcester combination boiler.

**Stairs & landling**  
Smoke alarm. Ceiling light point.

**Bedroom 1** 4.00m x 3.08m (13' 1" x 10' 1")  
UPVC double glazed window to front elevation. Double panel radiator. Adequate power points. Fitted wardrobes and store room. BT Point. Ceiling light point.

**Bedroom 2** 3.34m x 2.10m (10' 11" x 6' 11")  
UPVC double glazed windows to rear elevation. Single panel radiator. Adequate power points. Ceiling light point. Access hatch to loft.

**Bathroom** 2.29m x 1.91m (7' 6" x 6' 3")  
UPVC double glazed window to front elevation. Contemporary 3 piece white suite consisting of double shower enclosure with thermostatic shower and waterfall shower head. Vanity unit storage and sink with chrome mixer tap. W.C. Grey floor and wall tiles. heated towel rail & Extractor unit.

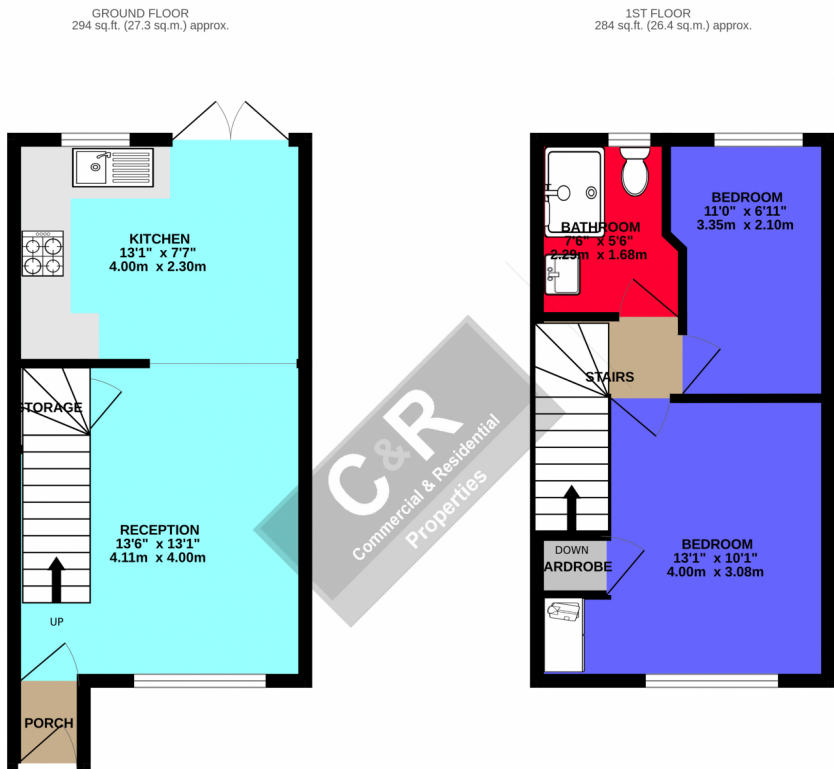
**Garden**  
Fore Garden. Slabbed walkway reminder lawn and shrubbery. Boundary brick wall and black painted metal gates and railings. Rear Garden Indian stone patio area remander lawn with wooden boundary fencing and gate to carpark. 1 Allocated parking space.

**Tenure**  
Lease: 150 Year lease granted 1999. Service charge: 47.93 payable to Riverside housing including buildings insurance and ground rent. EPC: 76C

**Agents Notes**  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Hulme, M15

