



3

Bedrooms



2

Bathrooms





C & R Hulme are delighted to offer this well presented 3 bedroom semi detached property in Hulme. Located just off Stretford Rd the property provides lounge with dual aspect windows, spacious dining kitchen and downstairs W.C. To the 1st floor are 3 good sized bedrooms and a well presented family bathroom. Outside is a good sized fore garden with driveway parking and to the rear is a good sized garden with patio. Excellent location as the property is close to the city centre, Hulme High Street and all universities as well as St Marys Hospital.

NO CHAIN!!!

### Entrance Hall

Part glazed door. Laminate flooring, Radiator, Power points. Understairs storage housing Fuse box. Ceiling Light point.

### W.C

Double Glazed window to front elevation. W.C corner handwash basin. Radiator. Ceiling light point.

### Lounge 4.35m x 2.90m (14' 3" x 9' 6")

Dual Aspect double glazing with window to front and sliding door to the rear. Laminate floor, Radiator, ceiling light point, range of power points.

### Dining Kitchen 4.31m x 4.00m (14' 2" x 13' 1")

Size to Maximum points. 2 x Double glazed windows to front and half glazed door leading to garden. Fully fitted kitchen finished in Beech with matching worktops with a range of floor & wall units, inset sink with chrome mixer. Integrated gas hob with oven and extractor over. Space for washing machine. Splash back tiles, range of power points. 2 x ceiling light points. Worcester combination boiler.

### Stairs & landing

Stairs and landing to 1st floor. Double glazed window to rear. Storage cupboard. Ceiling light point.

### Bedroom 1 4.31m x 4.00m (14' 2" x 13' 1")

Size to maximum points 2 x double glazed windows to front elevation, range of power points, ceiling light point.

### Bedroom 2 2.98m x 2.13m (9' 9" x 7' )

Double glazed window to front elevation, range of power points, ceiling light point.

### Bedroom 3 2.98m x 2.13m (9' 9" x 7' )

Double glazed window to rear elevation, range of power points, ceiling light point.

### Outside

Front garden. slabbed walkway and remainder laid to loose stone. Driveway parking to side. Rear Garden Slabbed patio area and remainder to lawn.

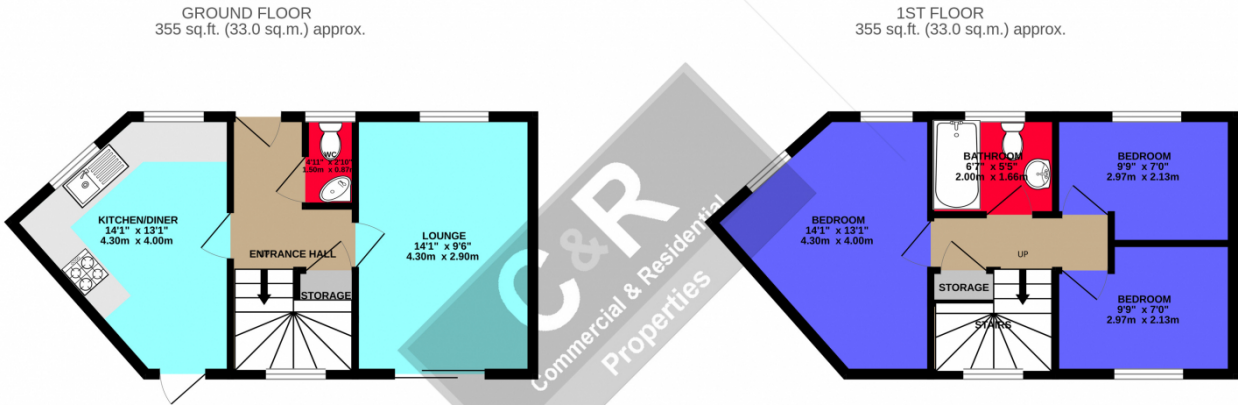
### Tenure

Tenure: Leasehold 150 Years granted in 2000 .Service charge: 47.72 Per month Payable to Riverside Housing includes ground rent and buildings insurance. EPC: 73C

### Agents Notes

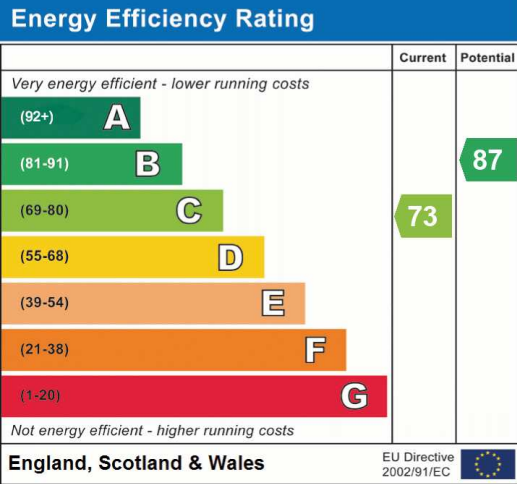
NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants

should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) No person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 710 sq.ft. (65.9 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 ©2025



Address: Tomlinson Street, Hulme, Manchester. M15 5FW

