

C&R

Commercial & Residential
Properties

Offers in excess of £270,000
Chorlton Road, Hulme, Manchester. M15 4AP



 **3**
Bedrooms

 **3**
Bathrooms

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C & R Hulme are delighted to offer this fantastic 3 bedroom, 2.5 Bathroom property in an excellent location with Oxford Road, city centre and universities all in close proximity. The property boasts three bedrooms, good sized lounge opening onto a dining room, 2.5 bathrooms and a fully fitted kitchen. The property benefits from an upgraded boiler providing gas central heating, recently fitted double glazing, allocated parking with EV charging point as well as front and rear gardens. The property has the additional bonus of upgrades from 2022 such as installed solar power with battery pack, a Garden Room with air conditioning currently used as an office with a secondary room used as a Gym, both rooms have heating and light and can be modified to be used as a self contained unit. 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 a first time buyer or an investor.

Entrance Hall

New UPVC door with obscure glass. Radiator, Fuse box, ceiling light point.

W.C 1.88m x 1.03m (6' 2" x 3' 5")

UPVC to front Low Level W.C and hand wash basin.

Lounge 4.98m x 4.00m (16' 4" x 13' 1")

maximum Points UPVC Double glazed window to front & side elevation. Panel radiator. Adequate power points. TV point. BT point and ceiling light point. Understairs storage. Opening up to:

Dining Room 3.07m x 2.17m (10' 1" x 7' 1")

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

Kitchen 3.07m x 2.56m (10' 1" x 8' 5")

Range of base and wall units in white melamine with marble effect melamine worktops. White splashback tiles. Integrated electric oven, gas hob & extractor hood. Valliant boiler. Plumbing for dishwasher/Washing machine. extractor fan. Single drainer sink with mixer tap. 2 X ceiling lights. Storage Cupboard with plumbing for washing machine.

Stairs Landing

Smoke alarm. Ceiling light point. Loft access hatch. Storage room housing Valliant imersion heater.

Principle Bedroom 3.76m x 3.49m (12' 4" x 11' 5")

Maximum points. 2 x UPVC double glazed windows to front elevation. Single panel radiator. Adequate power points.. BT Point. Ceiling light point.

Ensuite 1.88m x 1.03m (6' 2" x 3' 5")

Maximum Points. UPVC double glazed window to front elevation Three piece white suite comprising shower cubicle with electric shower, handwash basin with pedestal and WC. White splash back tiles to full height around shower. Greenwood airvac ceiling light point. Single panel radiator.

Bedroom 2 2.72m x 2.48m (8' 11" x 8' 2")

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

Bedroom 3 2.04m x 2.00m (6' 8" x 6' 7")

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

Bathroom 1.81m x 1.76m (5' 11" x 5' 9")

UPVC double glazed window to side elevation. Three piece white suite comprising; white bath with panel and chrome mixer shower, Vanity unit with handwash basin with pedestal and WC. White splash back tiles to full height around bath. Shaving point. Greenwood airvac ceiling light point. Chrome towel radiator.

Garden Room 1 2.78m x 2.77m (9' 1" x 9' 1")

2 x UPVC windows and glazed door. Laminate flooring, lighting and heating as well as an air conditioning unit. Currently used as an office.

Garden Room 2 2.28m x 1.83m (7' 6" x 6')

Double glazed doors and side window. currently used as a gym

Gardens

Front Garden slabbed area and remainder loose pebbles Rear Garden Slabbed through out Access into carpark.

Key Upgrades

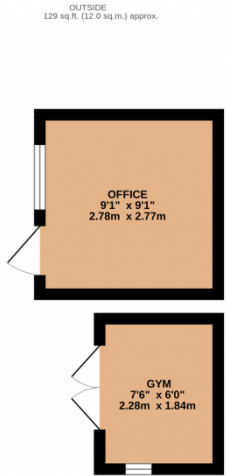
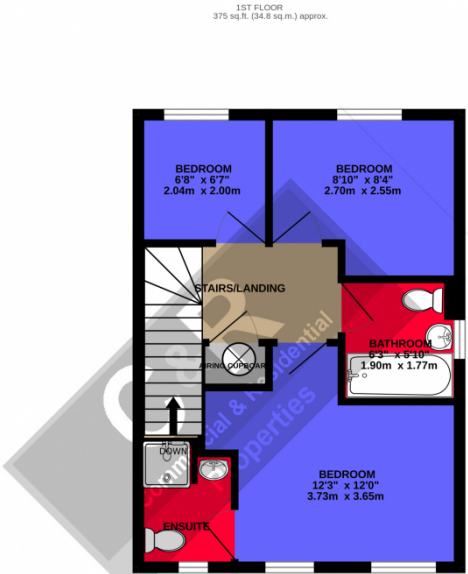
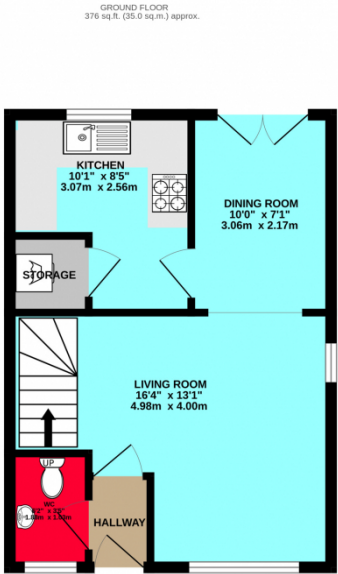
We have been advised that all installed within the last 3 years (2022) Double glazing through out Valliant Boiler & immersion heater Garden room 1 @ a cost of 20,000.00 Garden Room 2 @ a cost of 5,000.00 Solar Panels including 2 x storage batteries offering 20KW storage with 6KW inverter @ a cost of 15,000.00 Ev Charging point @ 1200.00

Tenure

Leasehold 150 years granted in 1997. Service Charge: A service charge is payable which is £72.00 per calendar month payable to Riverside Housing. The charge includes yearly ground rent, up keep of the communal car park and boundary walls as well as buildings insurance. EPC: C

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.



C & R PROPERTIES

TOTAL FLOOR AREA : 881 sq.ft. (81.8 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.

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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 71 | 73 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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