



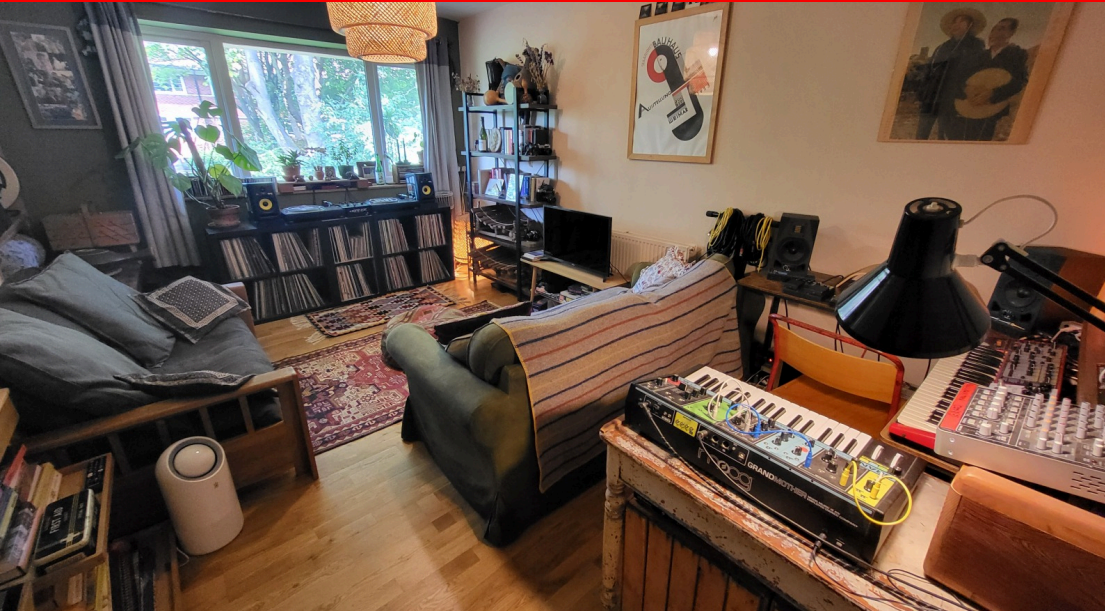
2

Bedrooms



1

Bathroom



C & R Hulme are delighted to offer this fantastic two bedroom, 1st floor apartment in the popular “Redbricks” area of Hulme. This great sized property situated on the fringes of the city centre offers excellent accommodation which consists of a large open plan lounge & kitchen area that leads onto a large walk on balcony offering views of the city, two large double bedrooms and a fitted bathroom. The property benefits from UPVC double glazing and gas central heating. Great location as the property is only minutes walking distance to Oxford Road & the city as well as all Universities, St Marys Hospital, Asda Hulme and the High Street. Excellent transport links with Princess Parkway nearby and good bus services making easy travel into and out of the city. Viewing highly recommended. Ideal first time buy or buy-to-let investment.

Entrance hall

Laminate flooring leading onto the kitchen diner area and hallway to bathroom & Bedrooms. Storage Cupboard.

Dining Area *5.38m x 4.89m (17' 8" x 16' 1")*

Maximum Points UPVC to front elevation Laminate flooring, range of power point, ceiling light point. Opening up to Kitchen area

Kitchen *3.11m x 2.41m (10' 2" x 7' 11")*

UPVC window & door leading onto walk on balcony. Kitchen finished in grey with real wood effect worktops & green victorian style tiling over with elements of exposed brickwork giving the loft living style appeal.. Inset sink with chrome mixer tap, Integrated ceramic hob, oven and Extractor over. Sereval storage cupboards. Gas combination boiler.

Lounge/Bedroom *4.96m x 3.39m (16' 3" x 11' 1")*

Real wood panelled door. UPVC to Rear Elevation. Laminate flooring, storage cupboards, Range of power points, ceiling light point.

Bedroom 2 *3.91m x 3.12m (12' 10" x 10' 3")*

Real wood panelled door. UPVC to front Elevation. Laminate flooring, built in cupboard, Range of power points, ceiling light point.

Bathroom *1.83m x 1.81m (6' x 5' 11")*

Real wood panelled door. Vinyl floor. UPVC window to rear elevation. 3 piece white suite consisting of bath with power shower over and shower screen. W.C & hand wash basin. Feature green tiled wall and remainder walls in white tiles. Extractor & ceiling light point.

Balcony *1.68m x 7.62m (5' 6" x 25')*

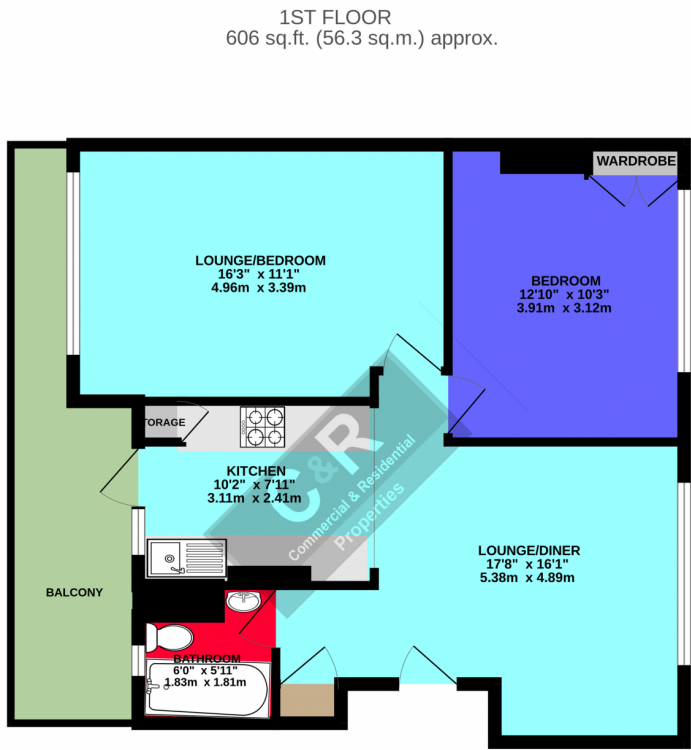
Nice size walk on balcony spanning the width of the apartment with lighting offering views of the city centre skyline.

Tenure

Leasehold: 125 years granted in 2003. Service charge: £39.30 payable per month to One Manchester. Ground Rent: 10.00 Per year EPC: 78C

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 : 606 sq.ft. (56.3 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	78	79
(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

Address: 54 Hunmanby Avenue, M15

