



3

Bedrooms



1

Bathroom



C & R HULME offer for sale this fantastic 3 bedroom raised ground floor apartment in Hulme. The apartment which has recently been refurbished is just a stones throw away from Manchester Metropolitan University Birley Fields Campus comprises; entrance hall, lounge, kitchen, 3 good sized bedrooms and fitted bathroom. The apartment offers double glazed windows and a secure parking space with electronic gates. Local amenities include ASDA Hulme and the High street. The local motorway network is in close proximity and walking distance to the city centre. Great buy for a first time buyer or an investor.

Entrance Hall

Laminate floor, heater, Power points. 2 Storage Rooms (1 housing immersion heater) Ceiling light point

Lounge Kitchen 5.21m x 3.68m (17' 1" x 12' 1")

Maximun Points White door. Laminate flooring, 2 x double glazed windows to the front elevation. Adequate power points. 2 storage wall heaters. T.V, phone and satellite points. 2 ceiling light points opening up to: Kitchen area: Range of base and wall units finished in high gloss cream with black marble effect worktops. Inset sink with drainer and chrome mixer tap. black splash back tiles. Adequate power points. Integrated electric hob and oven & extractor fan. Space for washing machine & fridge freezer. Ceiling light point.

Bedroom 1 3.65m x 2.57m (12' x 8' 5")

Laminate flooring. Double glazed window to front elevation. Adequate power points. TV point. Ceiling light point. Fitted wardrobes. Door to bathroom.

Bedroom 2 3.28m x 2.57m (10' 9" x 8' 5")

Laminate flooring. Double glazed window to front elevation. Adequate power points. TV point. Ceiling light point.

Bedroom 3 2.60m x 2.32m (8' 6" x 7' 7")

Laminate flooring. Double glazed window to front elevation. Adequate power points. TV point. Ceiling light point. Built in wardrobes.

Bathroom 2.57m x 1.89m (8' 5" x 6' 2")

Jack & Style. White 3 piece white suite comprising; W.C, hand wash basin and bath with shower mixer tap & electric shower over. White marble effect tiles through out and grey slate effect floor tiles.. Extractor duct. Ceiling light point. Storage room housing immersion heater and slatted shelf. Door to master bedroom.

Tenure

Leasehold: granted 01/10/1995 for 150 years Service Charge: Advised £180.00 PCM payable to Riverside housing which includes ground rent. EPC: 65D

External

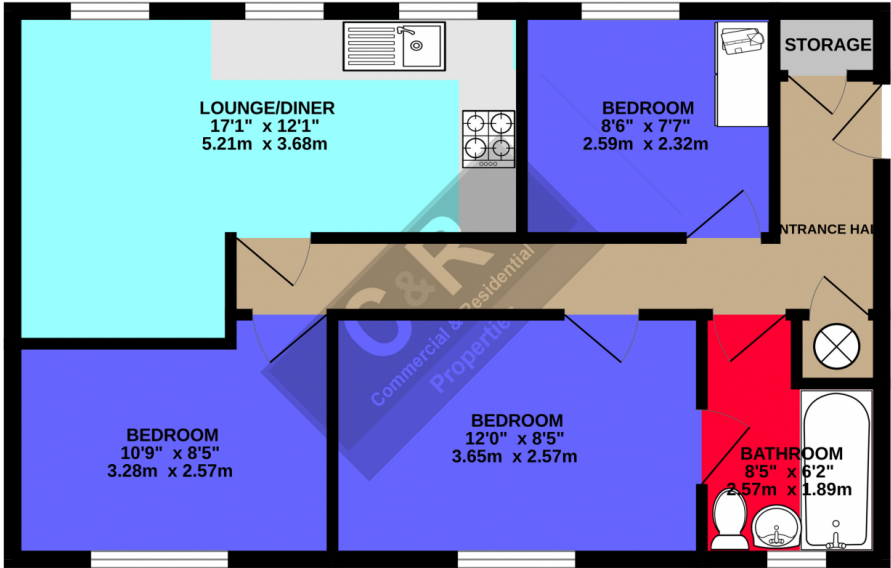
Communal grounds with allocated parking

Agents Notes

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GROUND FLOOR

569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Stretford Road, Hulme, Manchester. M15 5TP

