

Asking Price £235,000
New Welcome Street, Hulme, Manchester. M15 5NA



 2
Bedrooms

 2
Bathrooms

54 Meridian Square, Stretford Road, Hulme, Manchester, M15 5JH |
enquiries@candrproperties.co.uk

0161 227 9990 



C & R Hulme are delighted to offer this well presented 2 bedroom mid terraced property in Hulme. This property which has been tastefully decorated throughout consists of large lounge with French doors leading out to a well stocked tranquil garden, fitted kitchen with gas range hob & downstairs W.C. To the 1st floor are 2 bedrooms and a fitted family bathroom. Externally are front and a beautiful rear gardens. Other benefits include gas central heating, double glazing and secure parking. Great location as the property is walking distance to the city centre, all universities as well as schooling for ages as well as easy access into and out of the city centre. **MUST SEE!!**

Entrance Hall

Laminate floor, radiator, range of power points, ceiling light point. Access to all rooms.

Lounge *3.82m x 3.72m (12' 6" x 12' 2")*

UPVC french doors to rear. Laminate floor, range of power points, radiator, ceiling light point. Understairs storage cupboard.

Kitchen *2.55m x 2.43m (8' 4" x 8')*

UPVC to front elevation. Fitted kitchen with a base of floor and wall units finished in maple with grey worktops. Integrated 5 ring gas hob, oven with extractor over, inset 1.5 bowl sink with chrome mixer. Space and plumbing for washing machine and fridge freezer. Range of power points. Inset spot lights. Warmhaus Combination boiler.

Hallway/Stairs

Access to 1st floor

Bedroom 1 *4.06m x 3.72m (13' 4" x 12' 2")*

2 x UPVC windows to front elevation. Range of power points, ceiling light point.

Bedroom 2 *3.81m x 1.80m (12' 6" x 5' 11")*

UPVC window to rear elevation. Range of power points, ceiling light point.

Bathroom *2.27m x 1.80m (7' 5" x 5' 11")*

UPVC to rear elevation. 3 Piece white suite consisting bath with panel with shower over and shower screen. hand wash basin and W.C. Chrome heated towel rail. ceiling light point

Downstairs W.C *1.67m x 1.08m (5' 6" x 3' 7")*

Laminate flooring. 2 piece white suite consisting of low level W.C & hand wash basin. Radiator, ceiling light point.

Gardens

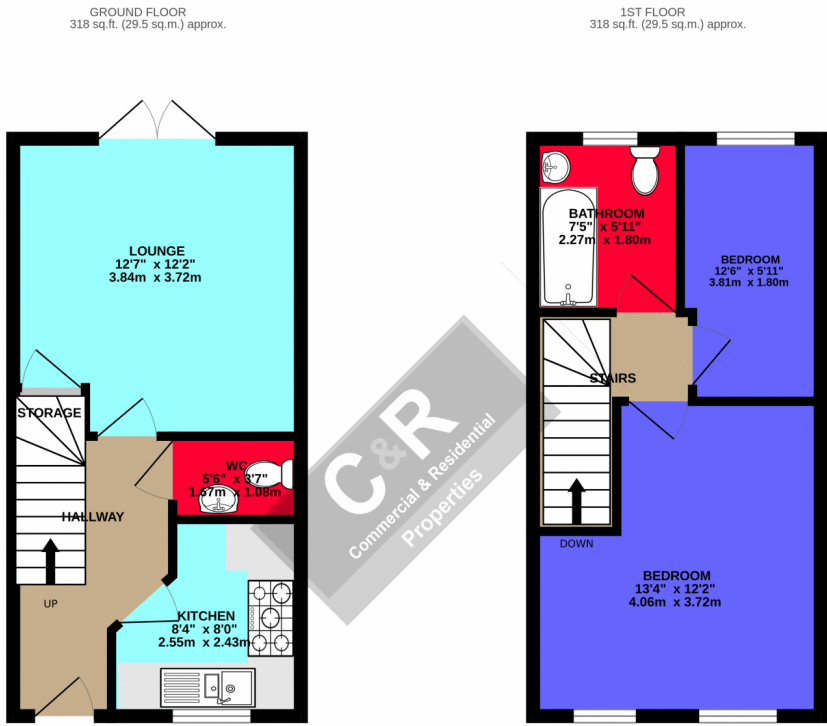
Fore Garden: slabbed area brick wall perimeter Rear Garden: Slabbed patio area remainder tastefully landscapped with a range of shrubs/plantation. Perimeter fencing all round with gate to carpark offering 1 secure parking space.

Tenure

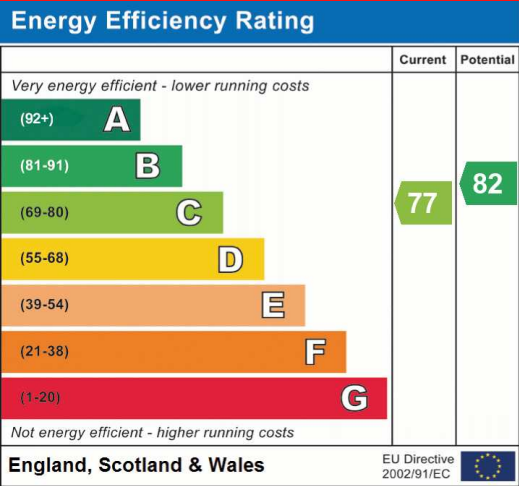
Leasehold: lease granted in 2002 for a term of 150 years Service charge: £40.45 payable to Scanlans Property management. EPC: 77C

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: 635 sq.ft. (59.0 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 Miroplan ©2025



Address: New Welcome Street, Hulme, Manchester. M15 5NA

