

C&R

Commercial & Residential
Properties

Guide price £325,000

Croasdale Avenue, Fallowfield, Manchester. M14 6GU



3

Bedrooms



3

Bathrooms

54 Meridian Square, Stretford Road, Hulme, Manchester, M15 5JH |
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C & R HULME are delighted to offer for rent this large three bedroom furnished Town house in the popular area of Fallowfield, offering easy access to all local amenities and transport links. The property comes with a entrance hall, a large lounge, fitted kitchen a bonus conservatory, three good sized bedrooms, master with ensuite & walk in wardrobe, downstairs WC and family bathroom. The property also has secure parking as well as on street parking and rear and front gardens! Must See !! The property is currently rented at £1100.00 per month on a periodic basis. Available with Vacant possession. NO CHAIN.

Entrance Hall

1/2 Glazed panel door. Radiator, alarm panel. radiator. Access to all rooms

Kitchen *3.00m x 2.66m (9.84ft x 8.73ft)*

UPVC to front elevation. ceremiv tiled floor. Fitted kitchen finished in beech with range of floor and wall units. Grey speckled worktops, inset sink with chrome mixer tap, inset gas hob and oven with extractor over. white splash back tiles. veiling light point. Range of power points.

Lounge/Diner *4.70m x 4.70m (15.42ft x 15.42ft)*

Laminate Floor. UPVC to rear & sliding patio door.radiator, range of power points. 2 ceiling light points.

Conservatory *3.73m x 2.87m (12.24ft x 9.42ft)*

UPVC windows all round with double doors to the garden. Laminate flooring. radiator, range of power points

W.C *1.62m x 0.85m (5.31ft x 2.79ft)*

Panelled door. white corner sink, low level W.C radaitaor.

Stairs & landing

Stairs to 1st floor. UPVC to front elevation.

Bedroom 2 *4.20m x 2.57m (13.78ft x 8.43ft)*

Panelled Door. 2 x UPVC to rear. Fitted wardrobes in maple finsh. Ceiling light point & range of power points.

Bedroom 3 *3.09m x 2.60m (10.14ft x 8.53ft)*

Panelled Door. UPVC to front. Fitted wardrobes in maple finsh. Ceiling light point & range of power points.

Bathroom *2.60m x 2.01m (8.53ft x 6.59ft)*

Panelled door. 3 piece white suite consisting of bath with shower over, handwash basin with chrome mixer tap. Low level W.C. cabinet. ceiling light point. Extractor fan. Radiator. Boiler room housing central heating boiler.

Master Bedroom *4.09m x 3.70m (13.42ft x 12.14ft)*

Panelled Door. UPVC to front radiator, ceiling light point, range of power points.

Walk in Wardrobe *1.68m x 1.68m (5.51ft x 5.51ft)*

Shelves and hanging rails.

Ensuite Shower Room *2.84m x 1.65m (9.32ft x 5.41ft)*

3 Piece white suite consiting of shower cubicle with folding doors and thermostatic shower. low level W.C, hand wash basin. Sky light. veiling light point.

External

Front Garden Bricked wall, small front garden area with Bin Shed. Rear Garden. Good sized lawned area with panel fencing all round. 1 Parking space is available in secure carpark.

Tenure

Leasehold: 979 Years remaining with an annual ground rent of 134.00. Service charge payable to HML @ 25.04 per month EPC RATED: 76C

Agents Notes

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