

# C&R

Commercial & Residential  
Properties

Asking Price £425,000  
Schofield Street, Manchester. M11 4RB



 4  
Bedrooms

 2  
Bathrooms

54 Meridian Square, Stretford Road, Hulme, Manchester, M15 5JH |  
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C & R Hulme are delighted to offer this well established off licence/convenience retail premises with large 4 bedroom family living accommodation. Situated within a densely residential populated area, this family run business has been running for over 27 years and now have decided to offer this opportunity to another vendor. The retail area consists of Approximately 68sqntr 730sqft of retail and storage space. The living accommodation, which is finished to a high standard consists of large lounge, modern fitted kitchen, downstairs W.C. To the 1st floor are 4 double bedrooms and a 4 piece luxury family bathroom. Official operating hours are 8.30am to 10.30pm 7 days a week however, due to family commitments now operating on restricted hours. Close proximity to Manchester City Ethiad Stadium, CO OP Live Areana & Manchester Velodrome. Walking distance to tram stop close.

VIEWINGS STRICTLY BY APPOINTMENT

**Retail Shop** 13.26m x 4.47m (43' 6" x 14' 8")  
Maximum measurements Entrance door & Windows to the front shelving through out. 4 x Fridges, display counter. Door to storage room.

**Storage** 5.73m x 4.84m (18' 10" x 15' 11")  
Maximum measurements Garage door entrance as well as a side door & rear door, lighting & Power points.

**Lounge diner** 8.68m x 3.71m (28' 6" x 12' 2")  
Door & upvc window to front, feature fitted fire, 2 x ceiling light points, range of power points. 2 x radiators. Stairs to 1st floor

**Kitchen** 3.42m x 3.27m (11' 3" x 10' 9")  
UPVC window to rear. Fitted kitchen finished in dark wood with cream high gloss doors & matching work tops & breakfast bar, Inset spot lights. Ceramic tiled floor. range of power points.

**Lobby**  
Access to back yard. Ceiling light point.

**W.C** 1.81m x 1.05m (5' 11" x 3' 5")  
Upvc to side. Sandstone marble effect tiling through out, Feature W.C with matching vanity unit basin with chrome mixer tap. Chrome towel radiator.

**Bedroom 1** 4.52m x 4.30m (14' 10" x 14' 1")  
Upvc Window to Front, Inset spot lights range of power points.

**Bedroom 2** 4.47m x 3.71m (14' 8" x 12' 2")  
Upvc Window to Front, ceiling light point, range of power points.

**Bedroom 3** 4.07m x 3.11m (13' 4" x 10' 2")  
Upvc Window to rear, ceiling light point, range of power points.

**Bedroom 4** 4.04m x 2.72m (13' 3" x 8' 11")  
Upvc Window to rear, ceiling light point, range of power points.

**Bathroom** 2.20m x 2.05m (7' 3" x 6' 9")

UPVC to rear. 4 piece luxury suite consisting of Large deep inset bath with black mixer shower tap. Walk in shower with rainwater shower head. low level W.C & vanity unit with sink with black mixer tap. Grey Marble effect ceramic wall and floor tiles throughout. Several storage niches & black towel rail.

**Storage**

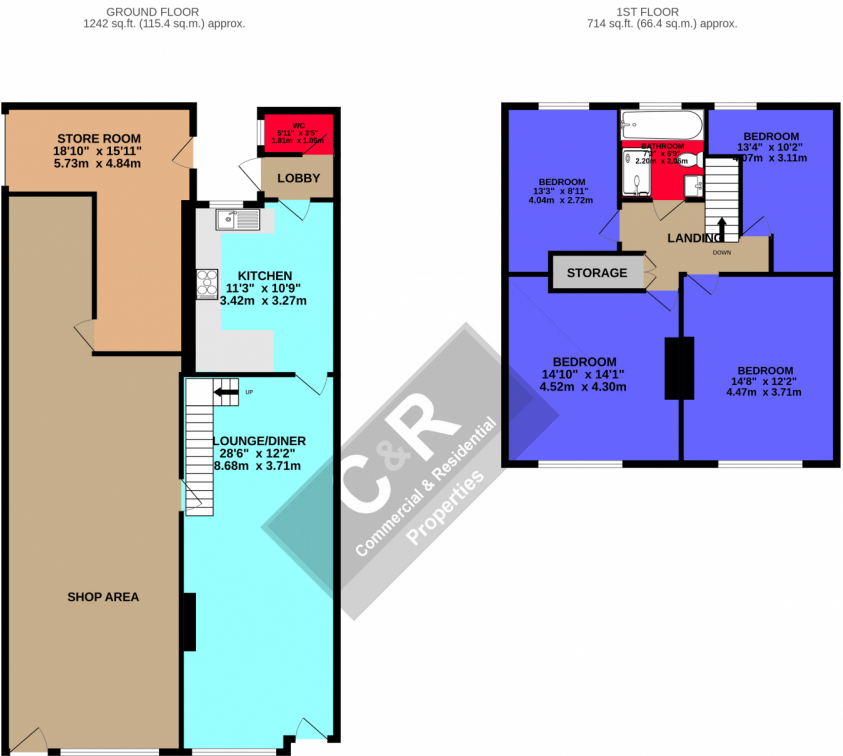
Louvre storage doors. Good storage space.

**External**

Yard area. gates to communal garden area.

**Tenure**

Tenure- Freehold



C & R PROPERTIES  
TOTAL FLOOR AREA : 1956 sq.ft. (181.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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