



 **2**
Bedrooms

 **1**
Bathroom



*****MORE PROPERTIES WANTED*****

C & R Properties are delighted to offer this fantastic two bedroom property in an excellent location with City Centre in close proximity. Set on a quiet cul-de-sac there are two bedrooms, good sized lounge, recently fully fitted kitchen and bathroom. The property benefits from double glazing and gas central heating with added bonus of off-street parking for one or two cars. Local amenities include a primary school, college, ASDA. There are excellent transport links with Princess Parkway nearby and a good bus service. Viewing highly recommended. This property would suit a first time buyer or an investor.

C & R Hulme are delighted to offer this fantastic two bedroom property in an excellent location in Hulme with City Centre in close proximity. Set on a quiet cul-de-sac, the property offers two bedrooms, good sized lounge, fitted kitchen and bathroom. The property benefits from double glazing and gas central heating with added bonus of off-street parking for one or two cars. Local amenities include a schools for all ages, University & ASDA Hulme. Excellent transport links into and out of the with Princess Parkway nearby and a good bus services. Viewing highly recommended. This property would suit a first time buyer or an investor.

Entrance Hall

UPVC front door with frosted glass panes. Entrance vestibule leading through glazed doors to entrance hall with light oak effect laminate flooring. UPVC window to side elevation. Radiator. Telephone point and power points. Ceiling light point.

Kitchen *3.03m x 1.85m (9' 11" x 6' 1")*

Beige ceramic tile flooring. Selection of fitted wall and base units in beechwood with matching worktops. Washing machine point. Inset 1 ½ bowl drainer sink. Integrated electric oven, hob and extractor fan. Adequate power points. Splashback tiles in beige. Single panel radiator. UPVC window to front elevation. Service hatch into lounge/diner.

Lounge *5.80m x 3.75m (19' x 12' 4")*

White gloss door. Light oak effect laminate wood flooring. UPVC window to rear elevation. UPVC door to rear garden. Fire place fitted with electric fire. Radiator. Television aerial point. Range of power points. Understairs storage cupboard. Two light fittings to ceiling.

Stairs & landing

Carpeted with white woodwork. White handrail. Storage cupboard with clothes rail. Loft access hatch.

Bedroom 1 *4.21m x 3.74m (13' 10" x 12' 3")*

White gloss door. Carpeted floor. UPVC window to rear elevation. Range of power points. Fitted wardrobes with hanging and shelf space. Radiator. Ceiling light point.

Bedroom 2 *3.04m x 1.92m (10' x 6' 4")*

UPVC window to front elevation. Adequate power points. Radiator. Ceiling light point.

Bathroom *2.80m x 1.70m (9' 2" x 5' 7")*

White ceramic tile floor. Three piece bathroom suite in white comprising; W.C, handwash basin with chrome mixer tap and bath with electric Mira shower over. White tiled walls. Radiator. UPVC window to front elevation. Airing cupboard with recently fitted Worcester boiler. Ceiling light point.

External

Gardens to front and rear with driveway parking for two cars at front.

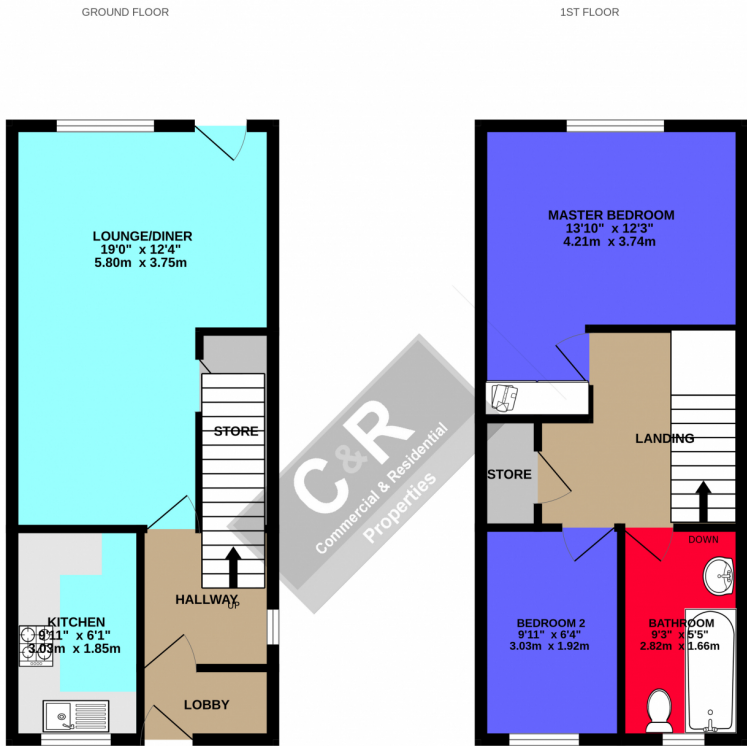
Tenure

Freehold

Agents Notes

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