



 **2**
Bedrooms

 **1**
Bathroom



C & R Hulme are delighted to offer this fantastic two bedroom semi detached property in an excellent location of Hulme with Oxford Road and the city centre in close proximity. This great sized property offers a bright good sized lounge, upgraded dining kitchen, modern bathroom and 2 good sized bedrooms. The property benefits from gas central heating, double glazing and allocated parking as well as front and rear gardens. Local amenities include excellent primary schools, ASDA as well as all universities and St Mary's hospital. There are excellent transport links with Princess Parkway nearby and good bus services. Viewing highly recommended. This property would suit a first time buyer or an investor. NO CHAIN!!

Lounge 3.96m x 3.96m (13' x 13')

UPVC mirror effect glazed window to front elevation. Laminate flooring. Understairs storage. Range of power points. ceiling lightpoint. Feature media wall.

Dining Kitchen 3.96m x 2.50m (13' x 8' 2")

UPVC window and french doors to rear elevation. Modern fitted country shaker style kitchen finished in grey with a range of floor and wall units. Complementary slate effect work tops and matching splash backs. Integrated gas hob, oven and extractor over as well as integrated dishwasher & fitted fridge freezer. Tiled floor, range of power points and ceiling light point. Worcester combination boiler.

Bedroom 1 3.96m x 3.07m (13' x 10' 1")

UPVC window to front elevation. Fitted double wardrobe and storage room. Ceiling light point, range of points

Bedroom 2 3.42m x 2.22m (11' 3" x 7' 3")

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

Bathroom 2.42m x 1.99m (7' 11" x 6' 6")

UPVC window to rear elevation. Modern fitted bathroom consisting of bath with shower over and shower screen, floating vanity unit with handwash basin and chrome mixer tap and low level W.C. marble effect splash backs on bathroom wall to full height. Extractor fan and ceiling light point.

External

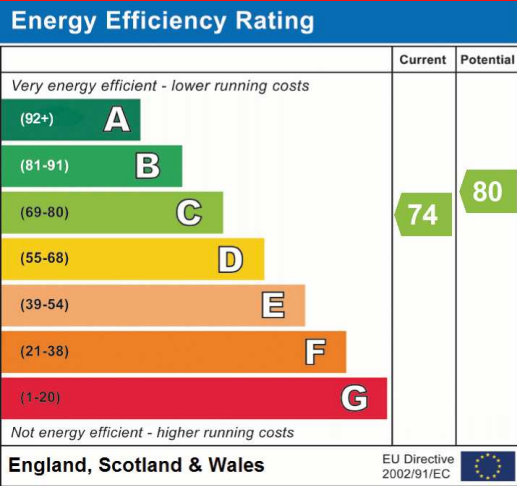
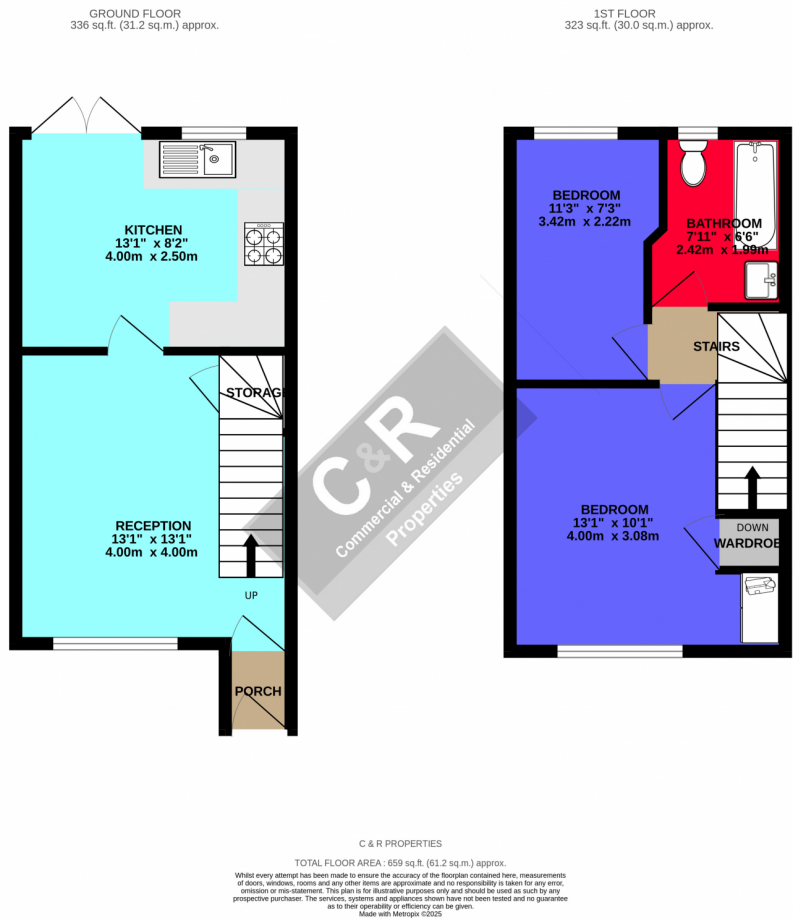
Front garden: slabbed walkway and shrubery area perimeter brick wall and metal railing & gate. Rear garden: slabbed patio area remainder laid to lawn. perimeter fencing all round with gate to carpark and side entrance gate.

Tenure

Leasehold: lease granted in 1998 for a term of 150 years Service charge: £48.00 payable to Riverside housing which includes building insurance and ground rent. EPC: 74C

Agents Notes

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