



1

Bedroom



1

Bathroom



C & R Hulme are delighted to offer this large one bedroom garden flat in an excellent location in Hulme, within walking distance to the city centre, universities and hospitals. Benefits include; gas central heating, off road parking, large double bedroom, fitted bathroom suite, fitted kitchen and large garden. There is cavity wall insulation throughout the flat. This property would suit a first time buyer or an investor. NO CHAIN!!

Entrance Hall

Kitchen 3.60m x 2.50m (11' 10" x 8' 2")

Hardwood glazed door. Fitted with a range of white gloss base and wall units, electric free standing cooker, washing machine and dryer. Single drainer inset stainless steel bowl with contemporary chrome mixer tap. Gas combination boiler. UPVc window to front elevation. Range of power points.

Lounge 4.40m x 3.30m (14' 5" x 10' 10")

Hardwood glazed door. Newly carpeted flooring. UPVc window and door to rear aspect. Double panel radiator Feature fireplace with surround,. T.V and Telephone point and a range of power points.

Bedroom 3.61m x 3.00m (11' 10" x 9' 10")

Hardwood glazed door. Newly carpeted. Double panel radiator. UPVc window to rear aspect. Range of power points.

Bathroom 2.60m x 2.50m (8' 6" x 8' 2")

Fitted with a modern white suite comprising panelled bath with chrome mixer shower tap, hand wash basin and W.C. Fully tiled around bath. Ceiling light and extractor.

External

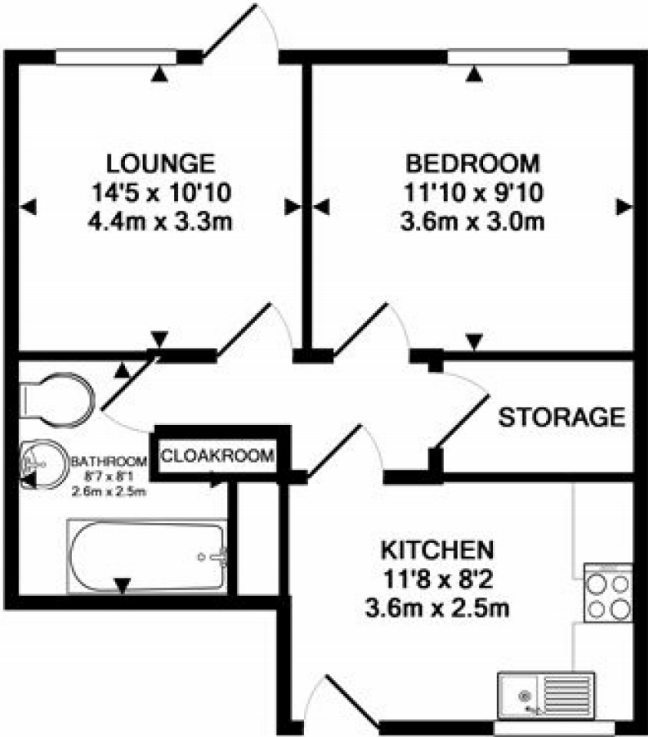
The apartment has a good sized well maintained rear garden which is laid to lawn as well as a small forecourt to the front. Use of communal carpark subject to relevant permits.

Tenure

Leasehold 125 year term starting from 2006. Service charge: Advised £9.08 per month per month payable to One Manchester. EPC: 71C

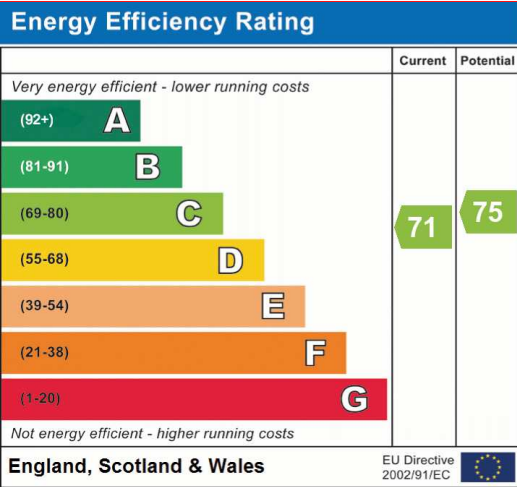
Agents Notes

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