



Heron Street, Hulme, Manchester, M15 5PR

- End Terrace
- Two Double Bedrooms & Third Box Room
- Separate Kitchen With Appliances
- Spacious Living / Dining Area
- Family Bathroom
- Secure Rear South Facing Garden

Price £218,000 Leasehold



WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this superb three bedroom, end terrace on Heron Street in Hulme. The property briefly comprises; spacious living / dining area with patio doors leading to the rear garden, two double bedrooms, a third box room / study, family bathroom with shower over bath, separate kitchen and secure parking in the rear court yard. The property has been freshly painted, new carpets and new vinyl to the family bathroom. The property also boast gas central heating and 4 ring gas hob. Heron Street is located within close proximity to Manchester University and the city centre. Secure parking at rear and on street parking at the front. NO CHAIN.

The property also makes a great investment opportunity, current rental valuation is £1200

Council Tax Band B - £1697.91 - Manchester City Council [Prices correct as of 2025/2026 - please always refer to the council website]

No EWS1 required.

Service Charge: £55 per month or £660 per year

Leasehold - 171 Years Remaining

Entrance Hallway 11'5" (3.48m) x 6'7" (2.01m)

Wooden laminate flooring, wall mounted radiator, stairs to first floor and doors leading to the kitchen and living / dining area.

Living / Dining Area 12'9" (3.89m) x 14'2" (4.32m)

Wooden laminate flooring, wall mounted radiator, under stairs storage cupboard and Upvc patio doors leading to rear garden.

Kitchen 11'5" (3.48m) x 7'3" (2.21m)

Selection of wall and base units, gas hob, electric oven, integrated dishwasher, gas combi boiler, vinyl flooring and wooden double glazed window.

Stairs / Landing 8'7" (2.62m) x 14'2" (4.32m)

Carpeted flooring and storage cupboard. Doors leading to all bedrooms and bathroom.

Master Bedroom 8'7" (2.62m) x 14'2" (4.32m)

Carpeted flooring, wall mounted radiator, built in wardrobe / chest of drawers and wooden double glazed windows.

Bedroom Two 10'1" (3.07m) x 7'4" (2.24m)

Carpeted flooring, wall mounted radiator and wooden double glazed window.

Bedroom Three 7'5" (2.26m) x 6'6" (1.98m)

Carpeted flooring and wooden double glazed window.

Family Bathroom 5'3" (1.6m) x 7'4" (2.24m)

Tiled walls, vinyl flooring, low level wc, sink, bath with shower over, wall mounted radiator and vinyl flooring.

Rear Garden

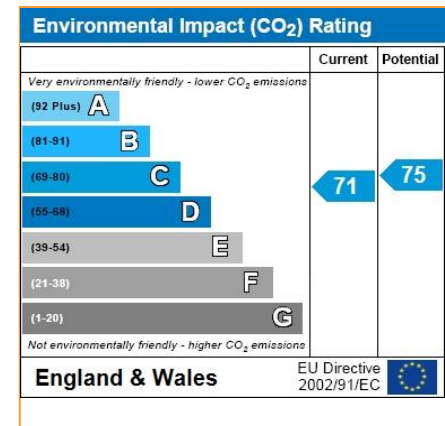
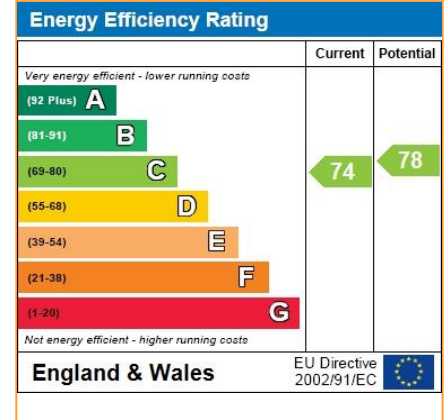
Shrubbery and brick paving to rear garden.

Ground rent

£0

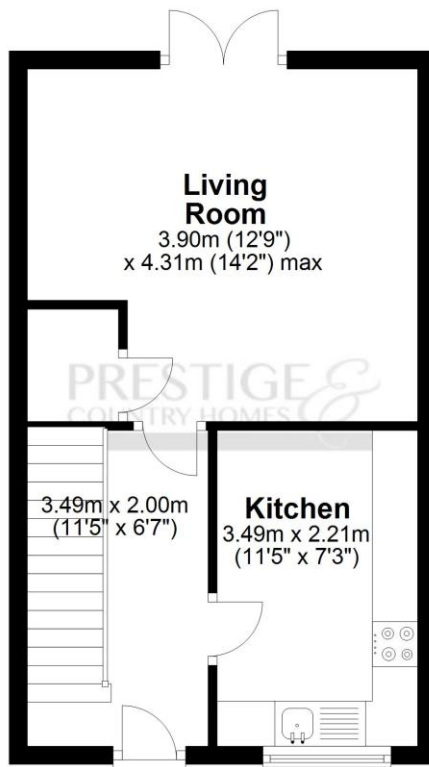
Service Charge

£660



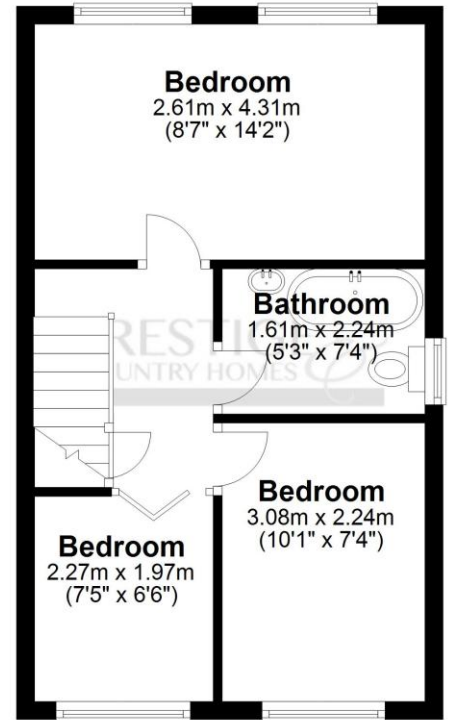
Ground Floor

Approx. 32.3 sq. metres (347.5 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.5 sq. feet)



Total area: approx. 64.6 sq. metres (695.0 sq. feet)

For illustration purposes only, not to scale.
Plan produced using PlanUp.