
 **3**
Bedrooms

 **3**
Bathrooms



C&R Hulme are delighted to offer this well presented 3 bedroom property in Hulme. Situated on the Loreto Place development, the property offers a large bright lounge, fitted dining kitchen, 3 double bedrooms and 2.5 bathrooms. Externally the property offers front and rear gardens and allocated parking within the communal carpark. Great location as the property is close to the city as well as all universities and with excellent links into and out of the city. Currently rented @ £1900.00 pcm offering a 8.1% yield.

Entrance Hall

Laminate floor. Radiator, ceiling light point

W.C 2.72m x 1.25m (8' 11" x 4' 1")

Panel door. W.C handwash basin with vanity unit providing storage, Radiator Ceiling light point. Stone marble effect floor & wall tiles.

Lounge 6.29m x 4.47m (20' 8" x 14' 8")

Half glazed panel door. UPVC window to front, Laminate floor, Radiator 2 x ceiling light points, range of power points

Dining Kitchen

Half glazed panel door. UPVC windows and French doors to rear elevation. Fitted kitchen with a range of floor and wall units finished in cream with wood effect worktops. Integrated gas hob, oven & extractor as well as dishwasher. Space for washing machine & fridge. Brown Ceramic floor tiles with red Victorian style wall tiles. Inset ceiling spot lights as well as kitchen plinth spot lights and a range of power points. Radiator.

Store Room 1.25m x 0.80m (4' 1" x 2' 7")

Hardwood door. Useful understairs storage space.

Stairs & landing

Bedroom 1 3.65m x 3.15m (12' x 10' 4")

UPVC to front elevation. Fitted wardrobes, Range of power points, ceiling light point & radiator

Ensuite 2.72m x 1.25m (8' 11" x 4' 1")

UPVC window to front elevation. Luxury shower room consisting of double shower with sliding doors hand wash basin on vanity unit and low level W.C. brown marble effect wall & floor tiles with built up shelving as well as niche shelving

Bedroom 2 4.01m x 2.20m (13' 2" x 7' 3")

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

Bedroom 3 2.97m x 2.23m (9' 9" x 7' 4")

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

Bathroom 2.15m x 2.00m (7' 1" x 6' 7")

UPVC window to side elevation. Luxury bathroom consisting of bath with shower over hand wash basin on vanity unit and low level W.C. brown marble effect wall & floor tiles with built up shelving as well as niche shelving. Recently fitted combination boiler.

External

Fore Garden mainly slabbed with shrubbery. brick wall with railings and matching gate. Rear Garden Decked area and remainder laid to lawn with perimeter fencing and gate to communal carpark The property has 1 parking space

Tenure

Leasehold: 999 years granted in 2004 Service charge: £37.56 payable to Scanlan's management Ground rent: 125 per annum EPC: 76C

Agents Notes

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Made with floorplan 12/2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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