



 **3**  
Bedrooms

 **1**  
Bathroom





C & R HULME offer for sale this fantastic three bedroom apartment in the heart of Hulme. Situated on the 1st floor, this property comprises; entrance hall with storage cupboard, open plan lounge/kitchen, three good sized bedrooms and bathroom with shower. Other benefits include walk on balcony from the bedroom, double glazing, and a secure parking space with electronic gates. Local amenities include ASDA Hulme and the high street. The local motorway network is in close proximity as well as the city centre and Manchester universities. The property would suit an owner occupier or an investor. **NO CHAIN!!!**

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#### **Entrance Hall**

Power point sockets and intercom. Storage heater. Ceiling light points, smoke alarm. Storage Room.

#### **Lounge/Kitchen** *4.91m x 3.37m (16' 1" x 11' 1")*

Laminate flooring. Two double glazed windows to rear elevation. Ceiling light points. Storage heater. Range of power point sockets. Kitchen with a range of floor and wall units. Work tops with inset bowl and chrome mixer, white tiles over. Electric hob, oven, extractor with splash back. Space for plumbing for washer & fridge freezer.

#### **Bedroom One** *3.25m x 2.98m (10' 8" x 9' 9")*

Double glazed patio doors to front elevation leading onto a good sized walk on balcony. Electric panel heater. Range of power point sockets.

#### **Bedroom Two** *3.53m x 2.54m (11' 7" x 8' 4")*

Double glazed window to front elevation. Electric panel heater. Range of power point sockets

#### **Bedroom Three** *2.87m x 2.54m (9' 5" x 8' 4")*

Double glazed window to rear elevation. Electric panel heater. Range of power point sockets.

#### **Bathroom** *2.56m x 1.95m (8' 5" x 6' 5")*

Bathroom consisting of bath, panel and shower over, W.C and hand wash basin. White splashbacks. Extractor & heater. Double Glazed window to front elevation.

#### **Lease Information**

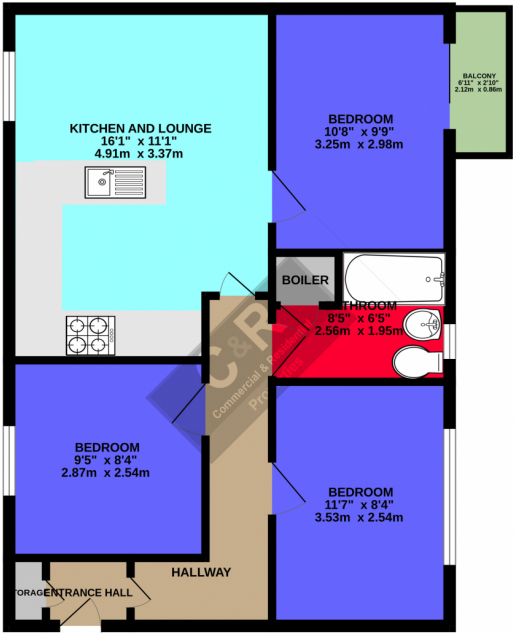
124 years remaining on the lease. Ground rent: Peppercorn. Service Charge: £90.52pcm.

#### **Agent Notes**

NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR



C & R PROPERTIES

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	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

Address: 9 Colin Murphy Road, M15

