



 **2**  
Bedrooms

 **2**  
Bathrooms





C & R HULME offer for sale this fantastic 2 bedroom, 2 bathroom ground floor apartment in Hulme. The apartment which is just a stones throw away from the MMU Birley Fields Campus comprises; entrance hall, lounge, kitchen, 2 bedrooms, master with En-suite and family bathroom. Benefits include double glazing and a secure parking space with electronic gates. Local amenities include ASDA Hulme and Hulme High Street. The local motorway network is in close proximity and walking distance to the city centre.

#### **Entrance Hall**

Electric heater. Entry phone system. Power point. Smoke alarm. Ceiling light point. 3 x Storage cupboards

#### **Lounge** *6.10m x 3.20m (20' x 10' 6")*

Beech door. UPVC window to the front & french doors rear elevation. Adequate power points. Storage wall heaters. T.V, phone and satellite points. 2 ceiling light points.

#### **Kitchen** *2.30m x 1.86m (7' 7" x 6' 1")*

Brand new fitted kitchen finished in high gloss grey offering a range of base and wall units with grey marble effect worktops. Stainless steel sink with chrome mixer tap. Blue ceramic splashback tiles. Adequate power points. Integrated electric halogen hob and oven & extractor fan. Washing machine & fridge point. Ceiling light point. Upvc window to rear elevation.

#### **Bedroom 1**

UPVC window to front elevation. Electric wall heater. Adequate power points. TV point. Ceiling light point & 2 wall lights Door to En-suite shower room

#### **Ensuite** *2.43m x 1.29m (8' x 4' 3")*

Obscure UPVC window to front elevation. White 3 piece shower suite. Shower cladded to full height in cubicle with shower. WC & hand wash basin. ceiling light point.

#### **Bedroom 2**

UPVC windows to rear elevation. built in wardrobe. Electric wall heater. Adequate power points. Phone point. Ceiling light point.

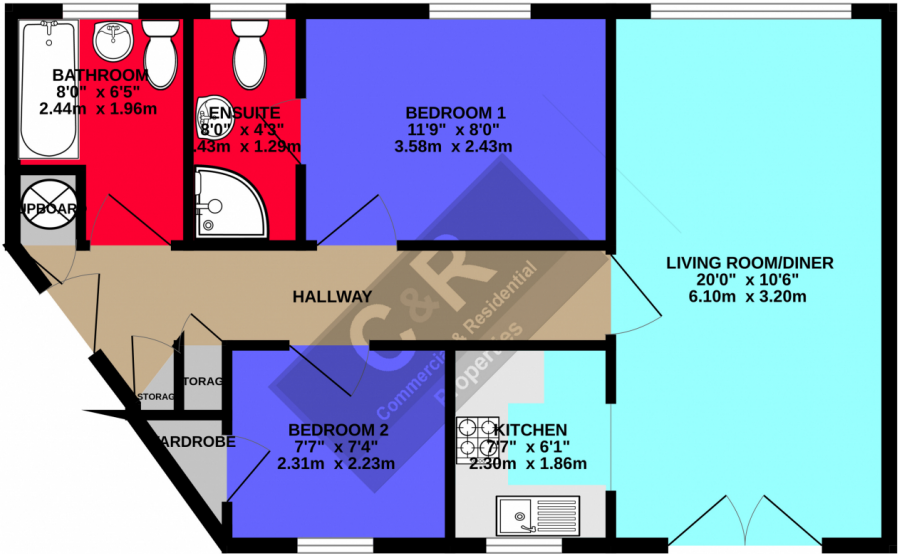
#### **Bathroom** *2.44m x 1.96m (8' x 6' 5")*

Obscure UPVC window to front elevation. White 3 piece white bathroom suite consiting of bath with panel and tiling over W.C & hand wash basin. ceiling light point. Electric panel heater.

#### **Tenure**

Leasehold: 150 yrs from 29/07/1999 Service charge: £180.30per month which includes ground rent payable to Riverside Housing. EPC RATING: 79C

GROUND FLOOR



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Whilst 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 mis-statement. 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	76	79
(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: Old York Street, M15

