GRANITE
LETTINGS & PROPERTY MANAGEMENT
RESIDENTIAL LETTINGS & SALES



St Marys Street, Manchester, M15 5WB



- Two Double Bedroom House
- Fitted Kitchen
- Spacious Living / Dining Room
- Family Bathroom
- Gas Central Heating
- Back Garden / Yard

Offers Over £205,000 Leasehold

52 Port Street
Northern Quarter
Manchester M1 2EQ

Office: 0161 236 6088
Fax: 0871 714 6395
Email: info@granitelettings.com

www.granitelettings.com

Company No: 6802756 | VAT No: 975963944

The Property Ombudsman

WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this two bedroom house, WITH SECURE PARKING, situated on St Marys Street in Hulme. The property briefly comprises; spacious living /_dining area with patio, leading to rear garden, two double bedrooms, family bathroom and fitted kitchen. The property also boasts a rear garden and secure parking at the rear, on street parking is also available to the front of the property. St Marys Street is within close proximity to the city centre and Manchester University, with good regular public transport links in and out of the city. NO CHAIN.

The property also makes a great investment opportunity, property is empty for sale purposes but current rental valuation is £1200 pcm

Service charge per annum - £660 This includes car park maintanence.

Ground Rent per annum - £10

Leasehold 171 years left remaining.

No EWS1 required.

Council Tax Band A - £1455.36 - Manchester City Council [Prices correct as of 2025/2026 - please always refer to the council website]

Living Room 15'1" (4.6m) x 12'3" (3.73m)
`Laminate floor, patio doors leading to rear yard, tv and sat points, gas radiators

Kitchen 9'10" (3m) x 5'11" (1.8m)
Laminate floor, electric oven, extractor hood, gas hob, window sink with drainer, free standing fridge freezer

Bedroom 1 (Rear) 10'4" (3.15m) x 12'3" (3.73m)
Laminate floor, window, radiator

Bedroom 2 (Front) 12'3" (3.73m) x 7'10" (2.39m)
Laminate floor, window, radiator, storage cupboard

Bathroom 6'4" (1.93m) x 5'9" (1.75m)
3 piece family bathroom, vinyl flooring, tiled walls

Hall (Entry) 9'10" (3m) x 6'0" (1.83m)
Laminate floor, alarm panel, fitted carpet to stairs

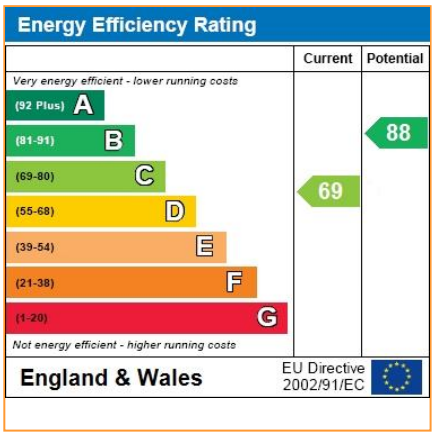
Ground rent
£10

Service Charge
£660









52 Port Street
Northern Quarter
Manchester M1 2EQ

Office: 0161 236 6088
Fax: 0871 714 6395
Email: info@granitelettings.com

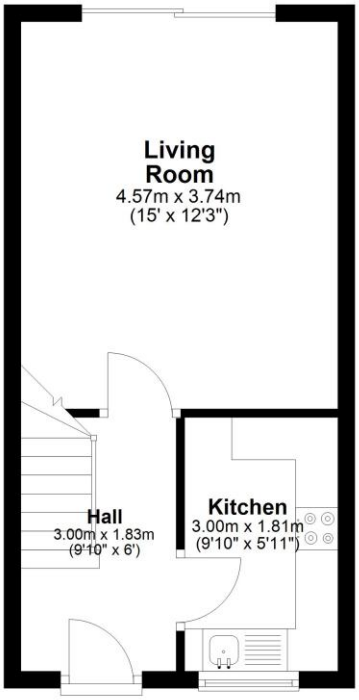
www.granitelettings.com

Company No: 6802756 | VAT No: 975963944

The Property Ombudsman

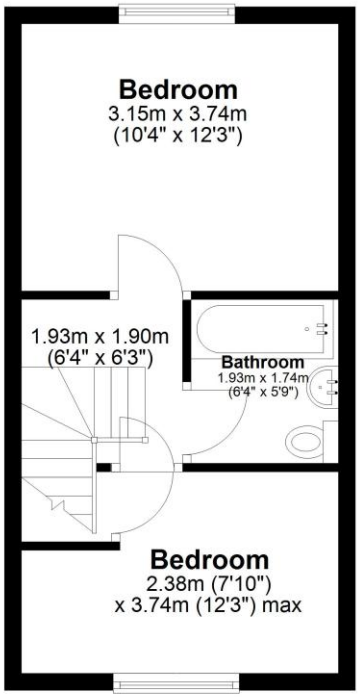
Ground Floor

Approx. 28.7 sq. metres (308.9 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.9 sq. feet)



7 St Marys Street

52 Port Street
Northern Quarter
Manchester M1 2EQ

Office: 0161 236 6088
Fax: 0871 714 6395
Email: info@granitelettings.com

www.granitelettings.com

Company No: 6802756 | VAT No: 975963944

The Property Ombudsman