



# 6 Newcastle Street, Hulme, Manchester, M15 6HF

Jordan Fishwick are pleased to have for sale this three-bedroom semi detached house on Newcastle Street, close to the centre of Manchester. Entrance hallway which includes a ground floor cloakroom, spacious reception room that leads out to the rear area. The Dining/Kitchen includes integrated, oven/hob and extractor fan. On the first floor there are Three bedrooms a well-appointed bathroom, ensuring convenience and comfort for all residents. Gated Parking. Paved rear garden. Gas Central Heating and Upvc Double glazing. No Chain

## Asking Price £270,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

Laminate flooring. staircase to the first floor. radiator, doors to-

#### Cloakroom

Understairs w.c and wash hand basin

#### Living Room

15'1" x 9'8"

Upvc double french doors and window. Laminate flooring, radiator and access to the rear area.

#### Dining/Kitchen

14'11" x 8'1"

Upvc double glazed window. Wall and base units with circular sink unit, gas central heating boiler, gas hob and electric oven.

#### First Floor

Access to all rooms

#### Bedroom One

12'5" x 8'5"

Upvc double glazed window, double height ceiling. Radiator

#### Bedroom Two

12'2" x 8'5"

Upvc double glazed window, Radiator

#### Bedroom Three

8'0" x 6'3"

Upvc double glazed window, Radiator

#### Bathroom

5'6" x 6'3"

Upvc double glazed window. Three piece suite with shower attachment, wash hand basin and w.c. Radiator.

## Externally

Small frontage and rear area. Gated parking for one car to the rear.

## Additional Information

Service charges £259.10 pa

Lease 150 Years from 2000

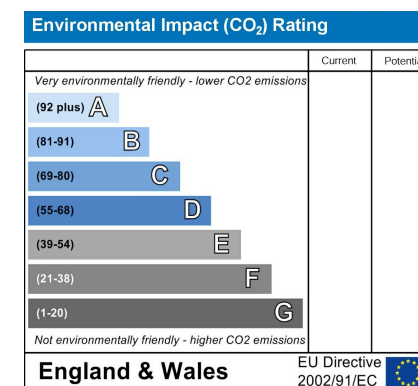
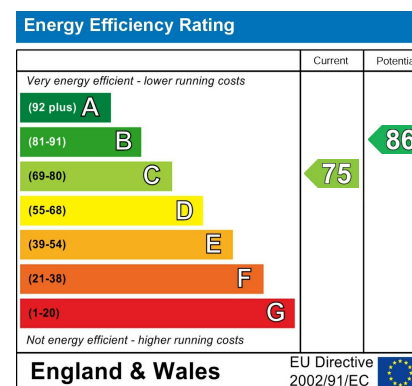
Ground Rent £51.49p pa

## Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

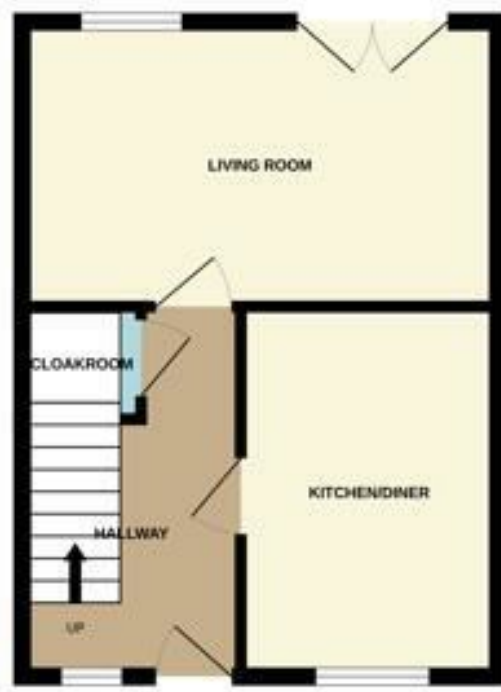
## Disclaimer

**IMPORTANT NOTE TO PURCHASERS:** The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with floorplan 12/2018



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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