

# TRADING PLACES

Offers over £215,000  
Stretford Road, Hulme, Manchester, M15



 **3**  
Bedrooms

 **1**  
Bathroom

42 Flixton Road , Urmston, Manchester, M41 5AB |  
[mark@tradingplacesurmston.co.uk](mailto:mark@tradingplacesurmston.co.uk)

01617470022

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TRADING PLACES ESTATE AGENTS are delighted to offer for sale this attractive THREE BEDROOM DUPLEX APARTMENT located in the heart of Hulme, close to the City Centre and Manchester's Universities.

The accommodation briefly comprises: a welcoming entrance hallway with space for a home office, a spacious open-plan living and dining area, and a modern fitted kitchen. There are three bedrooms, with the main bedroom featuring a walk-out balcony and access to a stylish Jack and Jill bathroom with shower.

A spiral staircase leads to the third bedroom, which is bright and airy, offering excellent views and a Juliet balcony.

Externally, the property includes a secure gated parking space within the communal parking area.

Located just minutes' walk from the Birley Fields University Campus and a wide range of local amenities including supermarkets, shops, and cafés.

The property is within walking distance of the City Centre, universities, good local schools, and St Mary's Hospital.

There are excellent transport links nearby, including Princess Parkway, motorway access, and frequent bus and tram services.

This property would make an ideal first home or investment opportunity.

117 Years remian on the lease.

**NO ONWARD CHAIN**

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TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

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		
(55-68)	D	63	73
(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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