



 **3**  
Bedrooms

 **2**  
Bathrooms

Offers in excess of £310,000  
Carey Walk, Hulme, Manchester. M15 6NL



C & R HULME are delighted to offer this recently renovated fantastic three-bedroom end terraced property in Hulme, with the city centre & Universities in close proximity. This property comes with a large lounge, separate dining room and fitted kitchen as well as a downstairs shower room. Upstairs are three good sized bedrooms all with fitted wardrobes and a modern bathroom. The property also benefits from a large entertaining garden, lots of storage and comes with gas central heating throughout and upgraded double glazing throughout. The location offers excellent transport links with major road networks and public transport links being nearby. Viewing highly recommended. NO CHAIN!!!

### **Entrance Hall**

Grey Composite door with double glazed pane. tiled flooring, Meter cupboard. Access to all rooms. Ceiling light point range of power points.

### **Lounge 4.60m x 3.34m (15' 1" x 10' 11")**

Large UPVC window to rear, Laminate flooring, range of power point. Ceiling light point. Radiator

### **Dining Room 3.63m x 2.51m (11' 11" x 8' 3")**

Large UPVC window to rear, Laminate flooring, range of power point. Ceiling light point. Radiator. Storage cupboard.

### **Kitchen 3.63m x 2.43m (11' 11" x 8' )**

Upvc Window to front elevation and double french doors to the rear. Modern fitted kitchen consisting of a range of floor and wall units finished in high gloss white with slate effect worktops with matching splash backs. 1.5 bowl sink, integrated gas hob oven with extractor over. Inset spot lights, range of power points

### **Shower Room 1.93m x 1.93m (6' 4" x 6' 4")**

Upvc window to front elevation. 3 Piece white suite consisting of shower unit with rainwater shower, vanity unity hand wash basin with chrome mixer tap. Low Level W.C. heated towel radiator. White marble effect tiling through out

### **Stair & Landing**

UPVC window at landing. Ceiling Light point, power points.

### **Bedroom 1 4.00m x 3.67m (13' 1" x 12' )**

Upvc Window to rear, fitted wardrobes ceiling light point. Range of power points. Radiator

### **Bedroom 2 3.67m x 2.32m (12' x 7' 7")**

Upvc Window to rear, fitted wardrobes ceiling light point. Range of power points. Radiator

### **Bedroom 3 2.62m x 2.42m (8' 7" x 7' 11")**

Upvc Window to rear, fitted wardrobes ceiling light point. Range of power points. Radiator

### **Bathroom 1.98m x 1.98m (6' 6" x 6' 6")**

Upvc window to front elevation. 3 Piece white suite consisting of contemporary bath with rainwater shower, vanity unity hand wash basin with chrome mixer tap. Low Level W.C. heated towel radiator. White marble effect tiling through out

### **External**

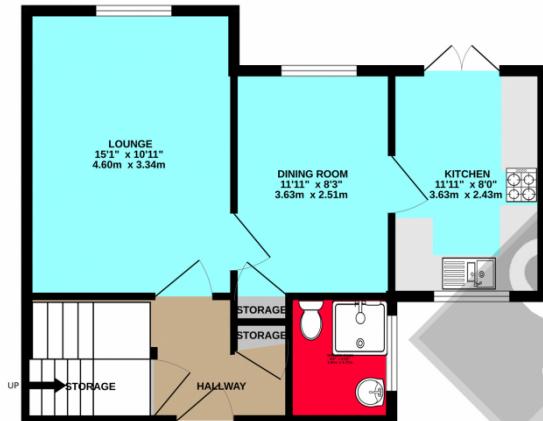
Small Yard area to front. To the rear is a well planned out garden with patio area and the remainder laid to lawn. Perimeter fencing all round.

#### **Tenure**

Tenure: Freehold EPC: 65D

#### **Agents 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  
480 sq.ft. (44.6 sq.m.) approx.1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.C&R  
Commercial & Residential  
Properties

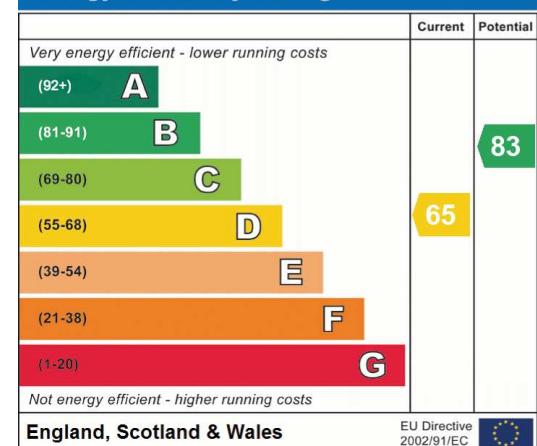
C &amp; R PROPERTIES

TOTAL FLOOR AREA : 921 sq.ft. (85.6 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



Address: Carey Walk, Hulme, Manchester. M15 6NL

