



 **3**
Bedrooms

 **1**
Bathroom

Asking Price £255,000

Peregrine Street, Hulme, Manchester. M15 5PU



C&R HULME are delighted to offer For Sale this 3 bedroom semi detached house in the popular area of Hulme. The property comprises of a good sized lounge, fitted kitchen, 3 good sized bedrooms and a luxury shower room. Located just off Hulme High Street is within walking distance to a range of shops and Asda Hulme. Close to schools for all ages as well as University of Manchester, Manchester Metropolitan University & St Marys Hospital. Excellent transport links nearby leading into the city centre. Ideal investor or 1st time buyer opportunity. NO CHAIN!!!

Entrance Hall

Glazed porch with composite door. Laminate Floor. Thermostat. Single Panel Radiator. Fuse box. Ceiling Light Point. Smoke Alarm.

Lounge 4.28m x 4.02m (14' 1" x 13' 2")

UPVC Patio doors to rear elevation. Laminate floor. Adequate Power Points. Double Panel Radiator. 2 x Ceiling Light Points. Storage Room.

Kitchen 3.66m x 2.21m (12' x 7' 3")

UPVC Window to front Elevation. Kitchen fitted with a selection of Base & Wall units finished in high gloss white with black work tops & single drainer sink. Plumbing for Washing Machine. Integrated Gas Hob. Electric Oven with extractor over. Range of Power Points. White Splash back Tiles. Ceiling Light Point. Valliant Combination boiler.

Bedroom 1 4.28m x 2.60m (14' 1" x 8' 6")

2 x UPVC windows to rear elevation. Adequate power points. Single panel radiator. Ceiling light point.

Bedroom 2 3.14m x 2.30m (10' 4" x 7' 7")

UPVC Window to front elevation. Adequate power points. Single panel radiator. Ceiling light point.

Bedroom 3 2.20m x 2.00m (7' 3" x 6' 7")

UPVC Window to front elevation. Adequate power points. Single panel radiator. Ceiling light point.

Shower Room 2.29m x 1.56m (7' 6" x 5' 1")

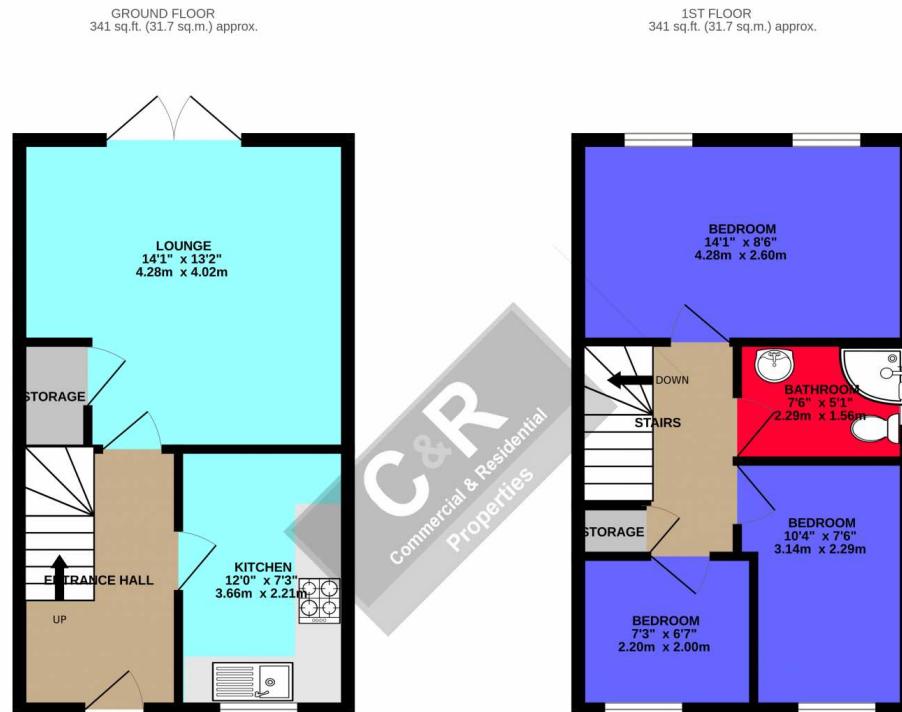
UPVC window to side elevation. Three piece suite in white comprising; W.C, hand wash basin with pedestal and shower cubicle with electric shower. Towel radiator.. Ceiling light point. Heated Towel Rail. Window to Side Elevation.

Gardens

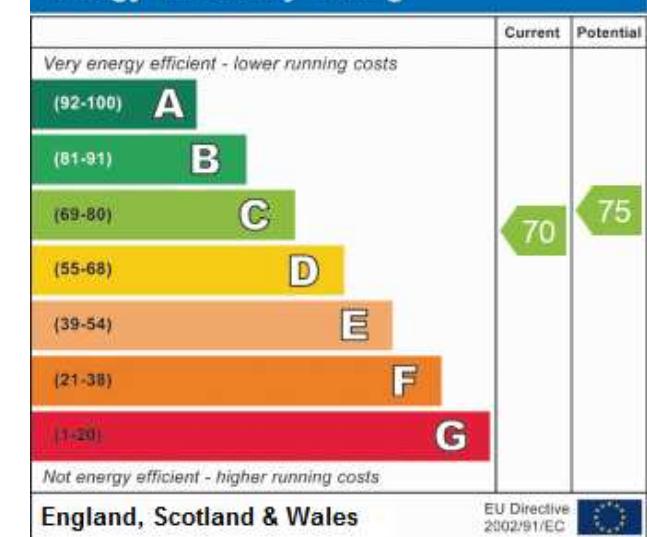
Foregarden - Laid to slab with gate at side. Perimeter brick fencing and metal gate. Rear Garden - majority laid to lawn perimeter fencing all round with gate to carpark offering a secure parking space.. Gate to side.

Tenure

Leasehold: 250 years granted in 1991 EPC: C Service charge: £59.52 payable monthly payable to Guide Property Management which includes buildings insurance.



Energy Efficiency Rating



C & R PROPERTIES

TOTAL FLOOR AREA: 682 sq.ft. (63.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of these floor plans, measurements of rooms, windows, doors 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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