



 **4**
Bedrooms

 **2**
Bathrooms



C & R HULME are pleased to offer this three/four bedroom three-storey town house in the popular Hulme area. The property boasts 3 double bedrooms with the master having the benefit of an Ensuite. There is a good sized dining room, fully fitted kitchen, separate utility room and a large lounge with balcony. The property also benefits from Double Glazing and Gas Central Heating. Good sized gardens with the bonus of having driveway parking.\n\n\nMust be Viewed.

C & R HULME are pleased to offer this three/four bedroom three-storey town house in the poplar Hulme area. The property boasts 3 double bedrooms with the master having the benefit of an Ensuite. There is a good sized dining room (bedroom 4), fully fitted kitchen, separate utility room and a large lounge with balcony. The property also benefits from Double Glazing and Gas Central Heating. Good sized gardens with the bonus of having driveway parking. Excellent location as the property is walking distance to the city centre, Universities and Hospitals. Excellent links into an out of the city. NO CHAIN!!!

Entrance Hall

Radiator, fusebox, alarm panel, under stairs storage room. Access to all rooms. Room Index : 0

Dining Room/ Bedroom 4 3.47m x 2.75m (11' 5" x 9')

UPVC window to front aspect. Radiator, ceiling light point, range of power points.

Kitchen 3.57m x 2.58m (11' 9" x 8' 6")

UPVC window to rear aspect to garden. Range of base and wall units finished in beech with matching worktops. Integrated brushed metal gas hob, oven and extractor. White splashback tiles with 2 inset bowls with chrome mixer taps. Worcester combi boiler. .

Utility Room 2.50m x 1.95m (8' 2" x 6' 5")

Half glazed back door to rear garden. Beech floor units with matching worktops. Inset sink with chrome mixer taps. White wall tiles. Space for washing machine and dryer. UPVC window to rear. . Extractor fan, radiator, range of power points.

W.C 1.83m x 0.96m (6' x 3' 2")

White suite consisting of toilet and hand wash basin with chrome mixer tap, white tiling over. Extractor, alarm panel and radiator.

Stairs & Landing

White gloss balustrades, Thermostat, light switch, smoke alarm. UPVC window to front. Range of power points and radiator.

Storage Room

Useful storage space.

Lounge 4.63m x 4.34m (15' 2" x 14' 3")

Double sliding UPVC patio doors leading to decked balcony. Range of power points, TV point, phone point. 2 ceiling light points.

Bedroom 2 2.83m x 2.75m (9' 3" x 9')

UPVC window to rear. Light switch and range of power points.

Stairs & Landing 2nd Floor

Feature UPVC window to rear. & storage room at the top of the landing

Master Bedroom 4.63m x 3.54m (15' 2" x 11' 7")

UPVC window and double sliding patio window. Radiator and range of power points. 2 ceiling light points.

En-Suite 1.78m x 1.69m (5' 10" x 5' 7")

3 piece white suite consisting of walk in shower with full length hinged door and Thermostatic shower, tW.C and hand wash basin. White tiles to full height on all walls.

Radiator and extractor fan.

Bedroom 3 *2.81m x 2.52m (9' 3" x 8' 3")*

UPVC window to rear. Range of power points. Ceiling light point.

Bathroom *1.96m x 1.56m (6' 5" x 5' 1")*

3 piece white suite consisting of curved bath, toilet and hand wash basin. White tiling to all walls. Large mirrored wall cabinet with 2 shelves.

Gardens

FRONT GARDEN Driveway parking and remainder laid down with wood bark REAR GARDEN Large paved patio area with the remainder wood bark. Wooden panel fencing. Access gate to alleyway.

Tenure

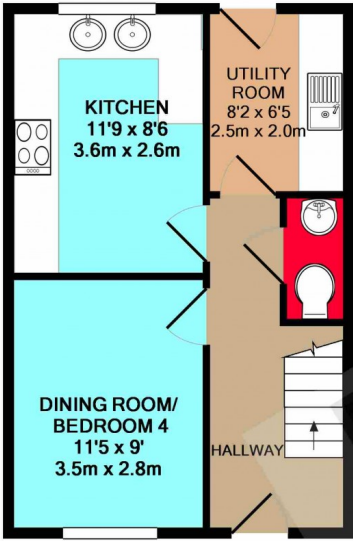
Leasehold granted in 2002 for a term of 150 years. A service charge of £48.50 is payable per month includes ground rent and buildings insurance. EPC: C

Agents Notes

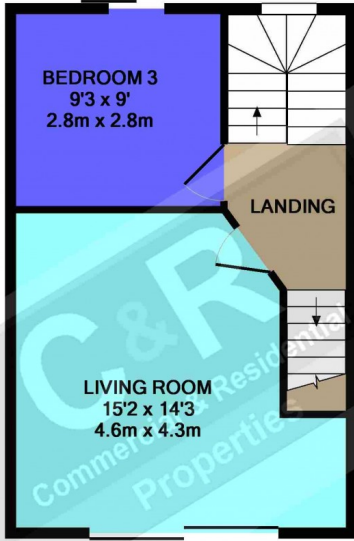
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Thinking Of Selling

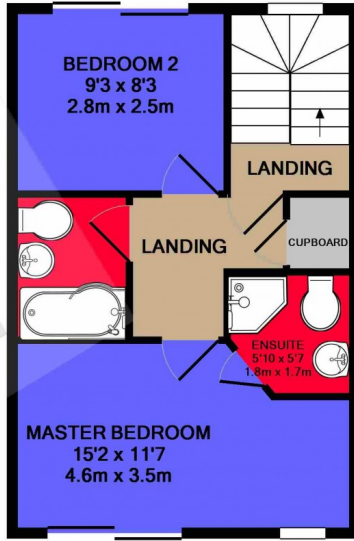
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

C & R PROPERTIES
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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