



1
Bedroom

1
Bathroom



C & R Hulme are delighted to offer this bright, well presented 1 bedroom garden flat on the fringes of the city centre in Hulme. This good sized apartment, situated in a quite cul de sac offers a large lounge which leads onto a low maintenance garden, modern fitted kitchen and bathroom with good sized double bedroom and with the bonus of a couple of storage rooms. Other benefits include gas central heating, double glazing and residents parking. Excellent location with easy access into an out of the city as well as being close to Hulme High St and all Universities. NO CHAIN

Entrance Hall

Composite door. Meter cupboard ceiling light point, secondary glazed door leading onto main Hallway and access to all rooms.

Lounge 3.98m x 3.51m (13' 1" x 11' 6")

UPVC window and door to rear, range of power points. Ceiling Light Point. Radiator.

Bedroom 3.98m x 2.48m (13' 1" x 8' 2")

UPVC window to rear, Ceiling Light point, range of power points. Radiator.

Kitchen 3.81m x 2.39m (12' 6" x 7' 10")

UPVC window to front. Fitted kitchen with a range of floor and wall units finished in high gloss white with real wood work tops and white victorian style splash back tiling. Integrated gas hob, oven with extractor over, integrated fridge freezer, 1.5 bowl sink with mixer tap. Washing machine point. ceiling light point & range of power points.

Bathroom 2.00m x 1.83m (6' 7" x 6')

UPVC window to front. 3 Piece suite consists of bath with panel & shower over, Hand wash basin with chrome mixer tap and low level W.C. White victorian style tiling. Ceiling light point, chrome towel radiator.

Storage Room 1 1.08m x 0.88m (3' 7" x 2' 11")

Useful storage space.

Storage Room 2 1.50m x 0.68m (4' 11" x 2' 3")

Useful storage space.

External

Fore Garden: Wooden fence and gate, slabbed and shrubbery. Rear Garden: Great size offering slabbed patio area, remainder lawned with shrubbery and perimeter fencing. Pedestrian gate to side providing access to the front of the property.

Tenure

Leasehold: 125 years granted in 2007 EPC: C Service charge payable to One manchester @ 205.00per annum

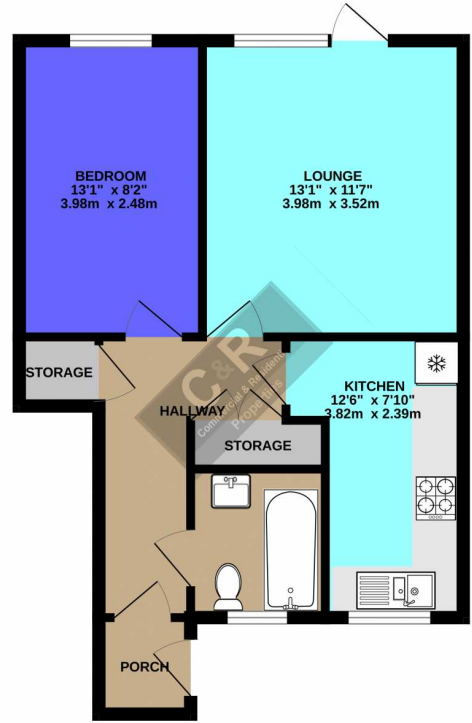
Agents Notes

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Thinking of Selling

If you're considering selling your property, C & R Properties would be delighted to assist. We offer free property valuations, giving you an accurate understanding of your home's value in today's ever changing market, an ideal starting point before putting your property up for sale. To arrange your free valuation, simply call us, email us, or visit our offices, and we'll be happy to schedule an appointment at a time that suits you.

GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(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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