



 **3**
Bedrooms

 **3**
Bathrooms



C & R HULME are delighted to offer this fantastic three bedroom property in an excellent location with Oxford Road in close proximity. This 3 storey town house offers three bedrooms, good sized lounge, bathroom and a fully fitted kitchen as well as 2.5 bathrooms. Other benefits include gas central heating, double glazing and secure parking. Local amenities includes schools for all ages, ASDA and Hulme High Street. There are excellent transport links to get into and out of the city. Viewing highly recommended. This property is an ideal investment opportunity. Currently rented until 21.08.26 @ £1900.00p.c.m.

Entrance Hall

Laminate Floor. Thermostat. Single Panel Radiator. Fuse box. Ceiling Light Point. Smoke Alarm.

Kitchen 10'11" x 7'0" (3.33m x 2.13m)

UPVC Window to front Elevation. Kitchen finished Beechwood with a selection of Base & Wall units. Plumbing for Washing Machine & dishwasher. Single Drainer with Circular Sink. Gas Hob. Electric Oven. Adequate Power Points. Extractor Hood. Grey Melamine Worktop. White Splash back Tile. Ceiling light point, renae of power points.

Downstairs WC

UPVC Window to front elevation. White W.c, white hand wash basin. Splash back Tiles in white. Ceiling Light Point.

Lounge 14'8" x 13'8" (4.47m x 4.17m)

UPVC Patio doors & window to rear elevation. Laminate flooring Adequate Power Points. Double Panel Radiator. Ceiling Light Point. Storage Room.

Stairs and Landing

Power Points. Large UPVC Window to Front Elevation.

Bedroom 1 13' 9" x 8' 6" (4.19m x 2.59m)

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

Bedroom 2 9'8" x 7'0" (2.95m x 2.15m)

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

Principal Bedroom 25'3" x 13'9" (7.7m x 4.2m)

Lower landing area full height windows, large landing area ideal for a study with stairs Leading to the main bedroom suite. 2 x Roof light windows to rear elevation. Adequate power points. Single panel radiator. Ceiling light point. Galleried Area. Access to Ensuite.

En Suite Shower Room

Vinyl floor. Three piece bathroom suite in white comprising; W.C, hand wash basin with pedestal and shower cubicle. Single panel radiator. Aqualisa power shower. Ceiling light point. Heated Towel Rail.

Bathroom

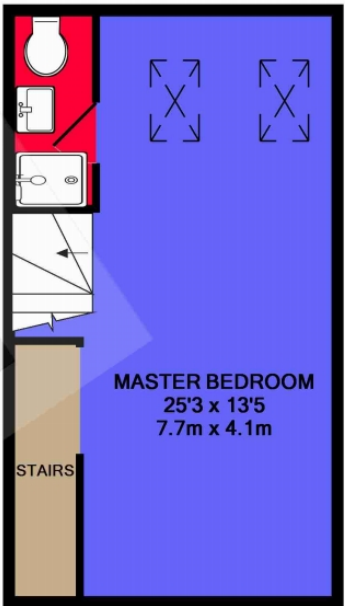
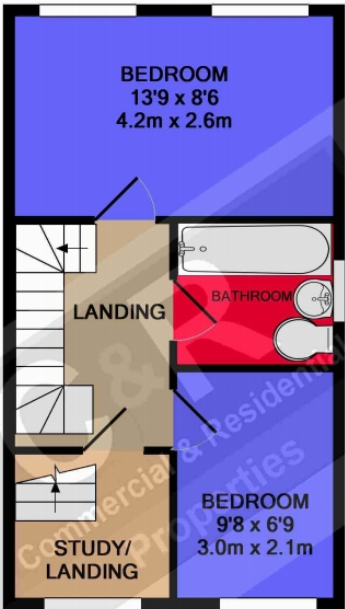
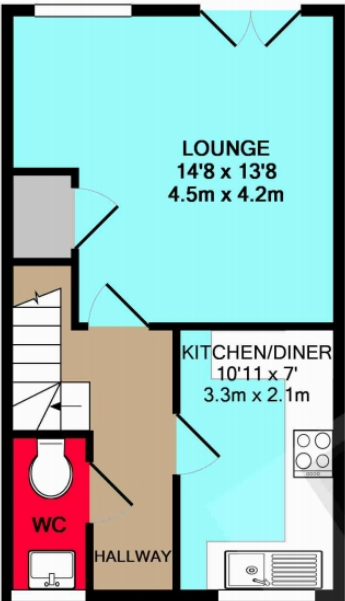
Vinyl floor. Three piece bathroom suite in white comprising; W.C, hand wash basin with pedestal and bath with power shower over. Single panel radiator. Ceiling light point. Window to Side Elevation.

Gardens

External Gardens to the front and rear of the property. To the rear they are landscaped with a large decked patio area. The property also has a secure parking space.

Tenure

Leasehold: lease granted in 2002 for a term of 150 years Service charge: £40.45 payable to Scanlans Property management. EPC: 68D



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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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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | |
| (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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