

## St Marys Street, Manchester, M15 5WB

- Two Bedroom House
- Two Double Bedrooms
- Spacious Living Room With Patio
- Secure Gated Parking In Rear Courtyard
- Family Bathroom
- Back Garden / Yard

Price £230,000 Leasehold

WATCH VIDEO TOUR! Granite Lettings & Property Management are pleased to present this two bedroom house, WITH SECURE PARKING, situated on St Marys Street in Hulme. The property briefly comprises; spacious living area with patio, leading to rear garden, two double bedrooms, family bathroom and fitted kitchen. The property also boasts a rear garden and secure parking at the rear, on street parking is also available to the front of the property. St Marys Street is within close proximity to the city centre and Manchester University, with good regular public transport links in and out of the city.

The property also makes a great investment opportunity, current rental valuation is £1200 pcm

Service charge per annum - £660 This includes car park maintenance.

Ground Rent per annum - £10

Leasehold 171 years left remaining.

No EWS1 required.

Council Tax Band A - £1455.36 - Manchester City Council [Prices correct as of 2025/2026 - please always refer to the council website]

**Living Room 15'1" (4.6m) x 12'3" (3.73m)**

Laminate floor, patio doors leading to rear yard, tv and sat points, gas radiators

**Kitchen 9'10" (3m) x 5'11" (1.8m)**

Laminate floor, electric oven, extractor hood, gas hob, window sink with drainer, free standing fridge freezer

**Bedroom 1 (Rear) 10'4" (3.15m) x 12'3" (3.73m)**

Laminate floor, window, radiator

**Bedroom 2 (Front) 12'3" (3.73m) x 7'10" (2.39m)**

Laminate floor, window, radiator, storage cupboard

**Bathroom 6'4" (1.93m) x 5'9" (1.75m)**

3 piece family bathroom, vinyl flooring, tiled walls

**Hall (Entry) 9'10" (3m) x 6'0" (1.83m)**

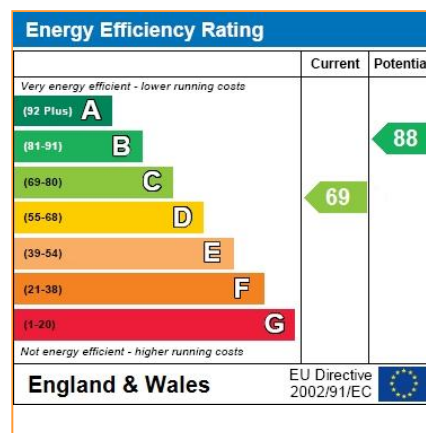
Laminate floor, alarm panel, fitted carpet to stairs

**Ground rent**

£10

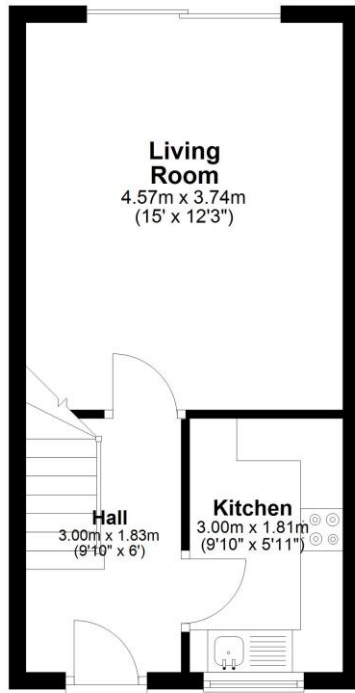
**Service Charge**

£660



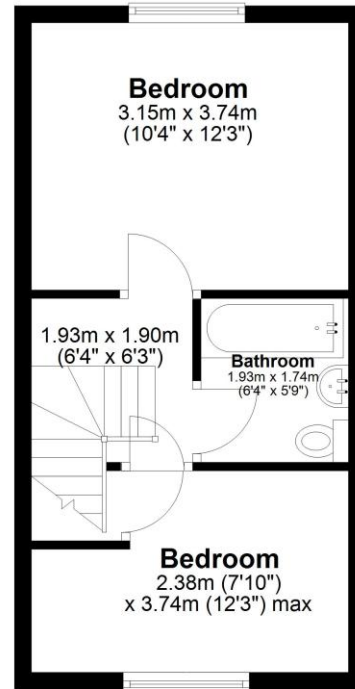
## Ground Floor

Approx. 28.7 sq. metres (308.9 sq. feet)



## First Floor

Approx. 28.7 sq. metres (308.9 sq. feet)



7 St Marys Street