



54 Stretford Road, Manchester, M15 5JH

Tel: 0161 227 9990 Fax: 0161 227 9991 Web: <http://candrproperties.co.uk>

## Burlington Street, Hulme, Manchester, M15 5HQ

Asking Price **£189,950**

2 Bedrooms 1 Bathroom 1 Reception



South Manchester office: Meridian Square, 54 Stretford Road, Hulme, Manchester M15 5JH

*Specialists in Sales & Lettings of Commercial & Residential Properties*



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## Property Features

- 2 Double Bedrooms
- Large open plan living area
- Master bedroom with balcony
- Double glazing
- Off road parking
- Garage
- Close to all Uni's
- NO CHAIN!!!

## Property Description

C & R HULME are delighted to offer this great two bedroom duplex apartment in an excellent location close to Oxford Road. Benefits include; large lounge with fitted kitchen and storage room. 2 good sized double bedrooms master with large walk on balcony, fitted bathroom double glazing & the bonus of an integral garage. This property would suit a first time buyer or an investor. Excellent location as its well located for all universities schools for all ages as well as the city centre. NO CHAIN!!

## Accommodation Comprising

### Private Entrance Hall

Entered via panelled door. Ceiling light point and electric storage heater. Stairs to 1st floor.

### Lounge

15'1" x 12'6" (4.62m x 3.52m)

UPVC window to front elevation. Laminate floor. Ceiling light point. T.V point and Telephone point. Storage heaters. Range of power points. Under stairs storage room. Opening up to the Kitchen



### Kitchen

8'10" x 7'8" (2.70m x 2.34m)

Fitted with a range of beech base and wall units with matching work tops. Inset Oven, hob & Extractor 2 x inset single circular drainer sinks with chrome mixer tap. Integrated dishwasher & washing machine point. White tiled walls over worktops. Store Room 1 Cloakroom



## Bedroom 1

15'3" x 12'2" (4.65m x 3.72m)

UPVC window & Door to rear elevation. Panel heater. Ceiling light fitting. Range of power points. Storage cupboard housing water tank. Access to walk on balcony with views of school fields.



## Bedroom 2

15'3" x 11'2" (4.65m x 3.41m(maximum points))

Feature double glazed window to front elevation. Panel heater. Ceiling light fitting. Range of power points.



## Bathroom

7'3" x 5'7" (2.23m x 1.73m)

Fitted with a white suite comprising panelled bath with thermostatic shower over & curved shower screen hand wash basin and W.C. built into a beech frame. Mirrored wall with white tiles to full height around bath.



## Garage

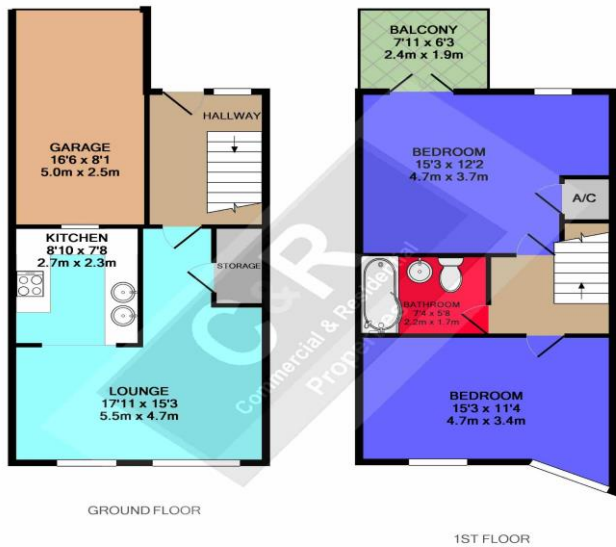
Up & over metal door. Lighting and a range of power points.

## Tenure

Tenure: Leasehold advised 150 years from 2001. Service charge. A monthly payment of £110.00 per month payable. An annual ground rent of £250.00 is also payable.

## Agents Notes

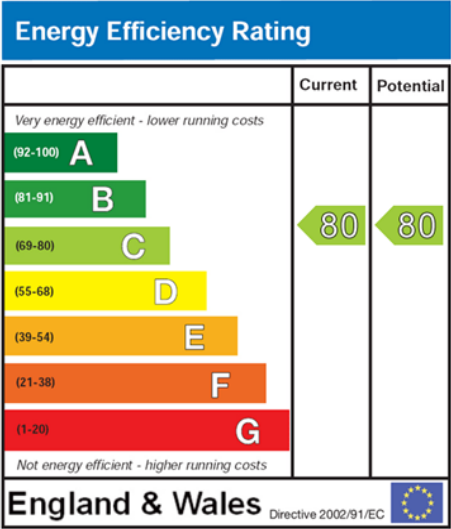
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C & R PROPERTIES

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.