

**C&R**

Commercial & Residential

Properties

Asking Price £167,500

Hunmanby Avenue, Hulme, Manchester, M15 5FF



2

Bedrooms



1

Bathroom

54 Meridian Square, Stretford Road, Hulme, Manchester, M15 5JH |  
[enquiries@candrproperties.co.uk](mailto:enquiries@candrproperties.co.uk)

0161227990





C & R Hulme are delighted to offer this fantastic two bedroom garden flat in the popular "Redbricks" area of Hulme. This great sized property situated on the fringes of the city centre offers excellent accommodation which consists of a large bright lounge, two large double bedroom, fitted kitchen and bathroom. The property benefits from UPVC double glazing and gas central heating as well as a large garden with the additional benefit of Off Road Parking. Great location as the property is only minutes walking distance to Oxford Road & the city as well as all Universities, St Marys Hospital, Asda Hulme and the High Street. Excellent transport links with Princess Parkway nearby and good bus services making easy travel into and out of the city. Viewing highly recommended. Ideal first time buy or buy-to-let investment.



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### **Entrance Hall**

Large entrance hall with access to all rooms. Laminate floor. Intercom, double panel radiator. Recessed area providing useful storage space. Meter cupboard, power point and ceiling light point.

### **Lounge** 16.4ft x 11.6ft (5m x 4m)

Laminate floor. Double panel Radiator. UPVC window overlooking gardens. Ceiling light point, Range of power points.

### **Kitchen** 11.4ft x 8.7ft (3m x 3m)

Clay tiled floor. Range of units finished in High gloss grey with real wood work tops. Space for cooker, washing machine & Fridge. Inset circular sink with mixer tap. UPVC Door to garden. UPVC window overlooking rear garden. Glow Worm combination boiler. Range of power points, ceiling light point.

### **Master Bedroom** 12ft x 10.2ft (4m x 3m)

Laminate floor. UPVC window to front elevation. Range of power points. 2 built in cupboards. Double panel radiator. Ceiling light point.

### **Bedroom 2** 10.2ft x 8.10ft (3m x 2m)

Laminate floor. UPVC window to front elevation. Range of power points. Built in cupboards. Double panel radiator. Ceiling light point.

### **Bathroom** 5.11ft x 5.9ft (2m x 2m)

Ceramic tiled floor. Three piece bath suite in white comprising; W.C, handwash basin with pedestal and bath with panel and thermostatic shower, chrome heated towel rail. UPVC window to rear elevation. Ceiling light point.

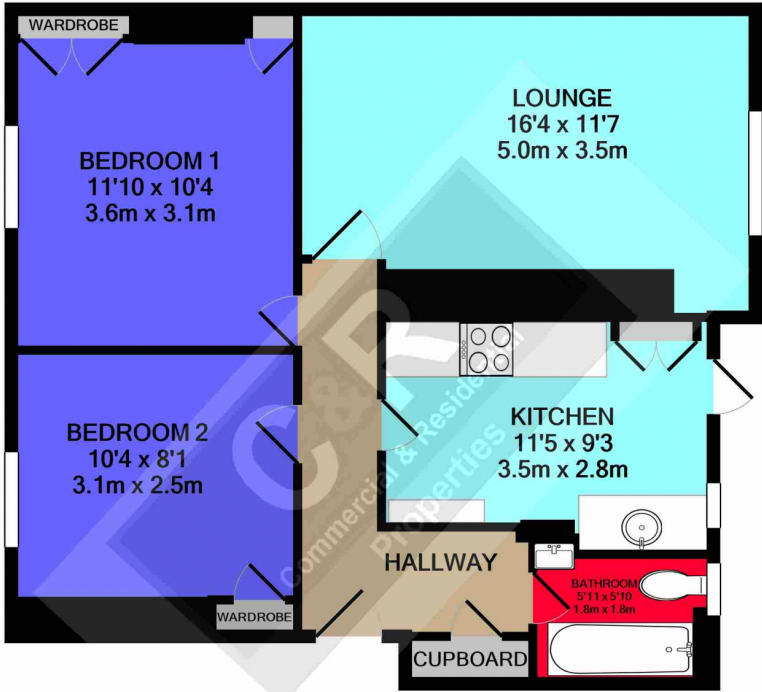
### **External**

Large garden, mainly laid out to lawn & vegetation area and tarmac parking space. Wooden perimeter fencing all round with double wooden gate for parking.

### **Tenure**

Leasehold – approximately 120 years remaining. Service charge £36.744per month payable to One Manchester. EPC: C74





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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