

C&R

Commercial & Residential

Properties

Asking Price £269,950

Old York Street, Hulme, Manchester. M15 5TH



 3

Bedrooms

 2

Bathrooms

54 Meridian Square, Stretford Road, Hulme, Manchester, M15 5JH |
enquiries@candrproperties.co.uk

01612279990



C & R HULME are delighted to offer this fantastic three bedroom, detached property in the popular area of Hulme. The property offers a large lounge opening to a Dining Room and contemporary family dining Kitchen area as well as a downstairs W.C. To the 1st floor are 3 bedrooms with the master having an En-suite as well as a contemporary bathroom. Other benefits include a well stocked garden as well as secure parking. Local amenities include ASDA and Argos. close to the universities and the city centre with great access links into and out of the city. Viewing highly recommended.

Entrance Hall

UPVC panelled glazed door. Single panel radiator. Alarm panel. Power point. Single light point.

Downstairs W.C *1.87m x 0.80m (6.14ft x 2.62ft)*

Panelled door. Two piece white suite comprising W.C and hand washbasin pedestal. White Splashback tiles. UPVC window. Single panel radiator. Single light point.

Lounge *5.21m x 3.01m (17.09ft x 9.88ft)*

Double doors. Radiator. TV point, phone point. UPVC window to front. Ceiling light point. gas fire point. Range of power points. Open plan leading to

Dining Room *3.30m x 2.30m (10.83ft x 7.55ft)*

Panelled door. UPVC french door to rear. Power points. Ceiling light point. Single panel radiator.

Kitchen *3.38m x 2.46m (11.09ft x 8.07ft)*

Selection of wall and base units in high gloss cream with marble work tops. Inset gas hob, oven and extractor. Integrated fridge freezer, washing machine. Inset sink and black mosaic splash back tiles. UPVC window to rear. Ceiling light point. Range of power points. Door to garden.

Hall Stairs & landing

Banister rail. UPVC window. Single panel radiator. Power point. Smoke alarm. Ceiling light point.

Master Bedroom *3.98m x 3.73m (13.06ft x 12.24ft)*

Panelled door. UPVC window to front. Power points. Ceiling light point. Single panel radiator.

Ensuite *1.74m x 1.52m (5.71ft x 4.99ft)*

Panelled door. W.C and hand wash basin. Corner shower cubicle with aluminium and glass doors. Grey slate tiled floors with white wall tiles. Chrome shower. UPVC window to front. Ceiling light point.

Bedroom 2 *3.67m x 2.70m (12.04ft x 8.86ft)*

Panelled door. Single panel radiator. UPVC window to rear. Ceiling light point. Power points.

Bedroom 3 *3.67m x 2.07m (12.04ft x 6.79ft)*

Panelled door. Single panel radiator. UPVC window to rear. Power points. Ceiling light point. Built in Wardrobe.

Bathroom *2.03m x 1.95m (6.66ft x 6.40ft)*

Panelled door. Three piece suite comprising W.C, hand wash basin pedestal, bath with mixer tap and a thermostatic shower with rainwater shower head. Cream floor & wall tiles. UPVC window to side. Extractor fan. Ceiling light point.

Garden

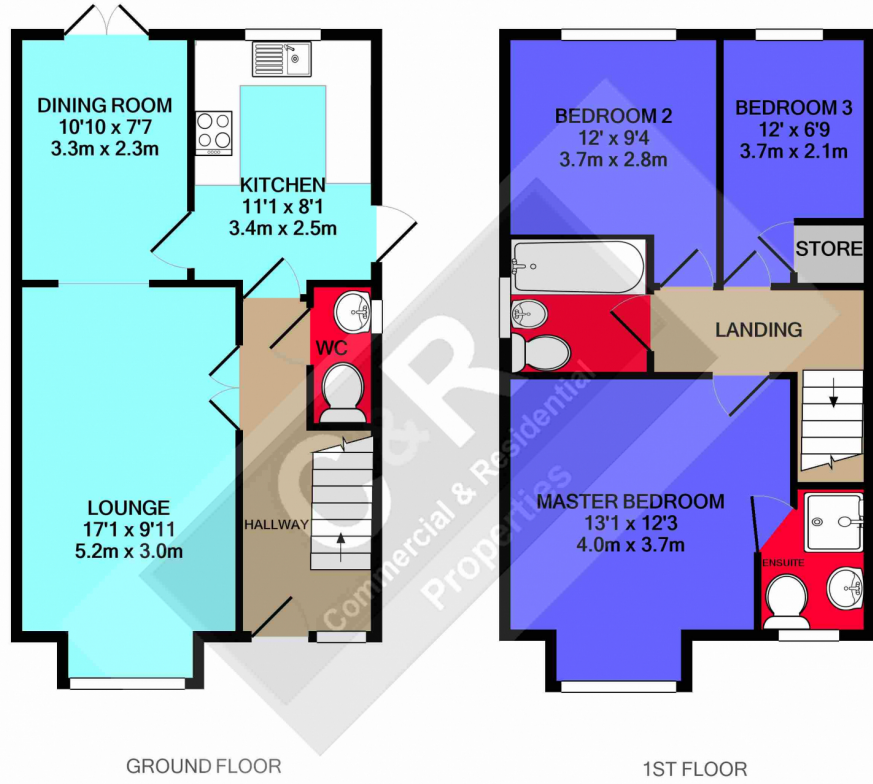
Fore garden Slabbed pathway, remainder landscaped plants. Walled garden with metal railings and gate. Rear garden large patio area with the remainder laid to lawn, permitter fencing all round with gate access to communal car park.

Tenure

Leasehold. Advised approximately 150 years granted in March 1999. A service charge is payable to Riverside Housing at £ 56.34 per month which includes buildings insurance. EPC: C72

Agents Notes

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	72	
(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	



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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