



 **3**
Bedrooms

 **2**
Bathrooms



C & R HULME are delighted to offer this fantastic three-bedroom property in an excellent location with Oxford Road in close proximity. The property offers three bedrooms, good-sized lounge, bathroom and a fully fitted kitchen. The property benefits from a downstairs W.C, gas central heating, double-glazing and a secure parking space. Great location as the property is next to MMU Birley Fields campus and within walking distance of the city centre. Excellent transport links with Princess Parkway nearby and a good bus service. Viewing highly recommended. **NO CHAIN!!!**

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Entrance Hall

UPVC window to front elevation. Double panel radiator. Alarm panel. Under stairs storage cupboard. Ceiling light point.

Kitchen 15'2" x 8'3" (4.62m x 2.52 m)

Selection of wall and base units in beechwood with brushed metal handles. Washing machine point. Double inset drainer sink with chrome taps. Grey melamine worktops. Inset cooker, extractor fan & oven

Lounge 15'2" x 9'8" (4.63m x 2.90m)

UPVC window to rear elevation. UPVC patio doors to rear garden. Double panel radiator

Downstairs W.C. 4'10" x 2'10" (1.48m x .87m)

White WC and hand wash basin. Double panel radiator. Ceramic tiled floor.

Stairs & landing

White balustrade. Access to all rooms. Power point. Access to loft area.

Bedroom 1 12'6" x 8'7" (3.82m x 2.62m)

UPVC window to front elevation. Laminate floor. Adequate power points. Double panel radiator. Ceiling light point.

Bedroom 2 Two 12'6" x 8'7" (3.82m x 2.62m)

UPVC window to front elevation. Laminate floor. Adequate power points. Double panel radiator. Ceiling light point.

Bedroom 3 9'0" x 6'3" (2.73m x 1.92m)

UPVC window to rear elevation. Laminate floor. Adequate power points. Double panel radiator. Ceiling light point.

Bathroom 6'3" x 5'3" (1.92m x 1.82m)

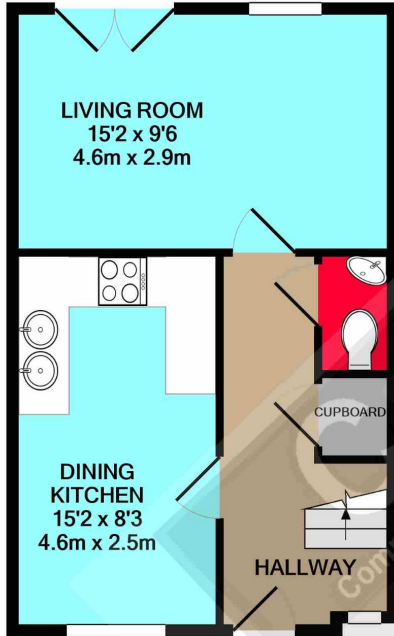
Three piece bathroom suite in white comprising; W.C, hand washbasin with pedestal and bath. Single panel radiator. Aqualisa power shower. Glass shower screen. 2 UPVC windows to front elevation. Ceiling light point. Greenwood extractor fan.

External

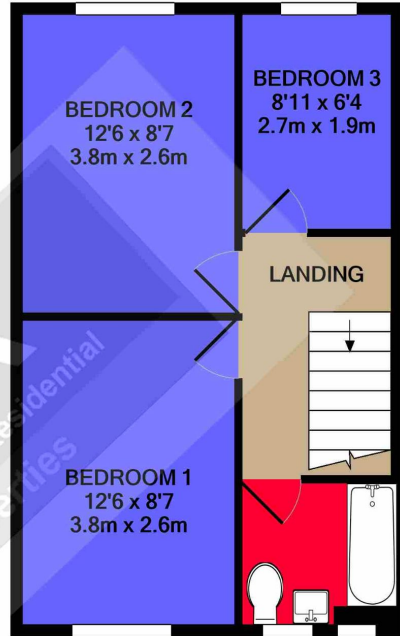
Slabbed and vegetation area to the front. The back garden has a patio area remainder grassed with boxed plants. Wooden fence to the perimeter with access to the communal car park.

Tenure

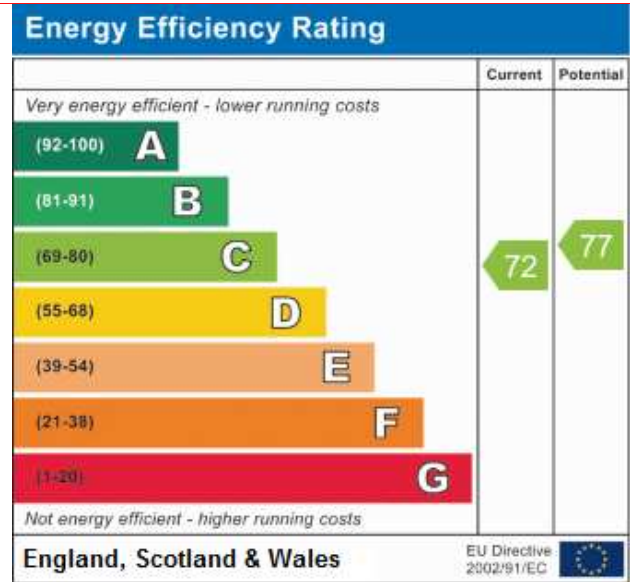
Leasehold 150 years granted in 2002. A service charge of 26.66 per month is payable for the upkeep of the external walls and usage of the car park. Ground Rent: £51.50 per annum EPC: C72



GROUND FLOOR



1ST FLOOR



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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