

**C&R**

Commercial & Residential  
Properties

Asking Price £159,950

Stretford Road, Hulme, Manchester. M15 4AY



2

Bedrooms



1

Bathroom

54 Meridian Square, Stretford Road, Hulme, Manchester, M15 5JH |  
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C & R Hulme offer for sale this well presented 2 bedroom 1st floor apartment. The apartment which is just a stones throw away from the new Birley Fields Campus & the City centre, comprises; entrance hall, lounge, recently fitted kitchen, 2 bedrooms and fitted Bathroom. Benefits include double glazing and a secure parking space with electronic gates. Local amenities include ASDA Hulme and Argos. The local motorway network is in close proximity. The property would suit a first time buyer or an investor.

**Entrance hall**

Main door. Laminate flooring. Storage heater. entry phone system. Power point. Smoke alarm. Ceiling light point.

**Storage Room**

Providing good storage space, housing fuse box.

**Lounge** 5.90m x 4.20m (19.36ft x 13.78ft)

Beech door. Laminate flooring. Sliding patio doors and UPVC windows to the front elevation. Adequate power points. 2 wall heaters. T.V, phone and satellite points. 2 ceiling light points. Opening to:

**Kitchen** 2.60m x 1.90m (8.53ft x 6.23ft)

Range of contemporary shaker style base and wall units finished in white with gold handles and grey marble effect worktops. White inset drainer sink with gold mixer tap. White Victorian style splashback tiles . Adequate power points. Integrated electric hob and oven, extractor fan. Space for Fridge & washing machine. Ceiling Light point.

**Bedroom 1** 3.63m x 3.49m (11.91ft x 11.45ft)

UPVC patio doors& window to rear elevation leading into a large walk on balcony. Electric wall heater. Adequate power points. TV point. Ceiling Light point.

**Bedroom 2** 3.49m x 2.26m (11.45ft x 7.41ft)

UPVC window to rear elevation. Electric wall heater. Adequate power points. Phone point. Ceiling light Point

**Bathroom** 3.64m x 1.95m (11.94ft x 6.40ft)

Fitted modern white 3 piece suite comprising; W.C, hand wash basin with chrome mixer tap and bath with panel and shower door with thermostatic shower. White walls tiles to full height around bath. Extractor duct. Inset spotlights. Storage room Housing immersion heater.

**Outside**

One allocated parking space within communal grounds.

**Tenure**

Tenure Leasehold: Term 150 years issued 1994. Service charge: £132.93 per month including ground rent payable to Riverside Housing EPC RATING: B81.

**Agents Notes.**

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C & R PROPERTIES

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