



 **3**  
Bedrooms

 **1**  
Bathroom



C & R HULME are delighted to offer this fantastic three bedroom property in an excellent location on Hulme, with Oxford Road, city centre and universities including the new MMU extension in close proximity. The property boasts three bedrooms, good sized lounge, bathroom and a fully fitted kitchen. The property benefits from gas central heating, double glazing and allocated parking as well as front and rear gardens. Local amenities include good schools for all age groups, ASDA and Argos as well as all universities and St Mary's hospital. There are excellent transport links with Princess Parkway nearby and good bus services. Viewing highly recommended. This property would suit a first time buyer or an investor.

### **Entrance Hall**

Composit door with glazed pane. Ceiling light point.

### **Downstairs W.C** *1.86m x 0.77m (6.10ft x 2.53ft)*

Double glazed window to front elevation, W.C, hand wash basin with pedestal. Radiator.

### **Lounge** *4.59m x 3.49m (15.06ft x 11.45ft)*

Double glazed window to front & side elevation. Feature gas fire with surround. Panel radiator. Adequate power points. TV point. BT point and ceiling light point. Under stairs storage.

### **Family Dining Kitchen** *4.38m x 2.74m (14.37ft x 8.99ft)*

Double glazed window to rear elevation. double doors leading to rear garden. Single panel radiator. Range of base and wall units in white melamine with black melamine worktops. White splashback tiles. Integrated electric oven, gas hob & extractor hood. Worcester boiler. Washing machine point, greenwood airvac extractor fan. Single drainer sink with mixer tap. 2 X ceiling lights.

### **Stairs & Landling**

Smoke alarm. Ceiling light point. Loft access hatch.

### **Bedroom 1** *4.39m x 2.87m (14.40ft x 9.42ft)*

2 x Double glazed windows to front elevation. Single panel radiator. Adequate power points. Built in cupboard. BT Point. Ceiling light point.

### **Bedroom 2** *2.77m x 1.92m (9.09ft x 6.30ft)*

Double glazed windows to rear elevation. Single panel radiator. Adequate power points. Ceiling light point.

### **Bedroom 3** *2.77m x 2.16m (9.09ft x 7.09ft)*

Double glazed windows to rear elevation. Single panel radiator. Adequate power points. Ceiling light point

### **Bathroom** *2.06m x 1.92m (6.76ft x 6.30ft)*

Three piece white suite comprising; white bath with panel, handwash basin with pedestal and WC. Thermostatic power shower. White splash back tiles to full height around bath. Double glazed window to side elevation. Shaving point. Greenwood airvac ceiling light point. Single panel radiator.

### **Gardens**

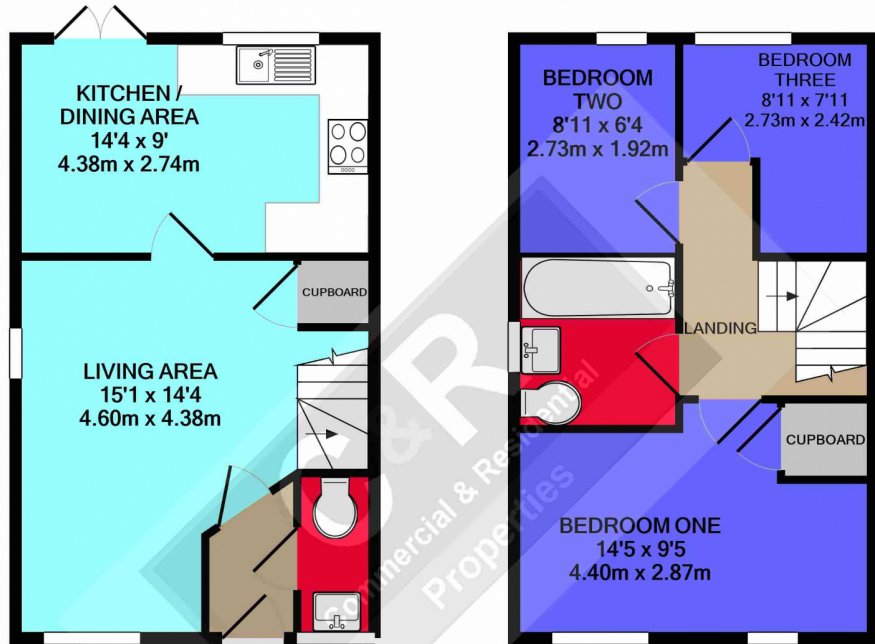
Front Garden: Brick wall with metal railing & gates slabbed passage way on side to rear garden. Rear Garden: Patio area and slabbed pathway to communal carpark, rest laid to lawn and shrubbery area. Tinber perimeter fencing all round with gate to rear carpark and side entrance.

### **Tenure**

Tenure: Leasehold 150 years granted in 1999. Service Charge: A service charge is payable which is £84.50 per calendar month payable to Riverside Housing. The charge includes yearly ground rent, up keep of the communal car park and boundary walls as well as buildings insurance. EPC: D

### **Agents Notes**

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GROUND FLOOR  
APPROX. FLOOR  
AREA 344 SQ.FT.  
(31.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 344 SQ.FT.  
(31.9 SQ.M.)

C & R PROPERTIES  
TOTAL APPROX. FLOOR AREA 688 SQ.FT. (63.9 SQ.M.)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

