C&R
Commercial & Residential
Properties

# Guide price £159,950

## Stretford Road, Hulme, Manchester. M15 5TP




2 Bedrooms

1 Bathroom

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

0161 227 9990

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C & R HULME offer for sale this fantastic 2 bedroom raised ground floor apartment in Hulme. The apartment which is just a stones throw away from Manchester Metropolitan University Birley Fields Campus comprises; entrance hall, lounge, kitchen, 2 double bedrooms and bathroom. The apartment offers double glazed windows and a secure parking space with electronic gates. Local amenities include ASDA Hulme and Argos. The local motorway network is in close proximity. Great buy for a first time buyer or an investor.

NO CHAIN!!!

**Entrance Hall**
Laminate flooring. Storage heater. Entry phone system. Power point. Smoke alarm. Ceiling light point.

**Storage Room**
Providing good storage space & fuse box.

**Lounge** *6.05m x 4.34m (19' 10" x 14' 3")*
White door. Laminate flooring, 2 x double glazed windows to the front elevation. Adequate power points. 2 storage wall heaters. T.V, phone and satellite points. 2 ceiling light points.

**Kitchen** *2.67m x 1.90m (8' 9" x 6' 3")*
Range of base and wall units finished in maple with matching worktops. Inset sink with drainer and chrome mixer tap. White splash back tiles. Adequate power points. Integrated electric hob and oven & extractor fan. Space for washing machine & fridge freezer. Ceiling light point.

**Bathroom** *2.67m x 1.88m (8' 9" x 6' 2")*
Jack & Style. White 3 piece suite comprising; W.C, hand wash basin and bath with electric shower over. White tiles to full height around bath.. Extractor duct. Ceiling light point. Storage room housing immersion heater and slatted shelf. Door to master bedroom.

**Bedroom 1** *3.80m x 2.75m (12' 6" x 9' )*
Laminate flooring. Double glazed window to rear elevation. Adequate power points. TV point. Ceiling light point & 2 wall lights Door to bathroom.

**Bedroom 2** *3.90m x 2.20m (12' 10" x 7' 3")*
Laminate flooring. Double glazed window to rear elevation. Adequate power points. Phone point. Ceiling light point.

**External**
communal grounds with allocated parking

**Agents Notes**
NOTICE: C & R Properties for themselves and for the vendors or lessors of this property who's agents they are give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants

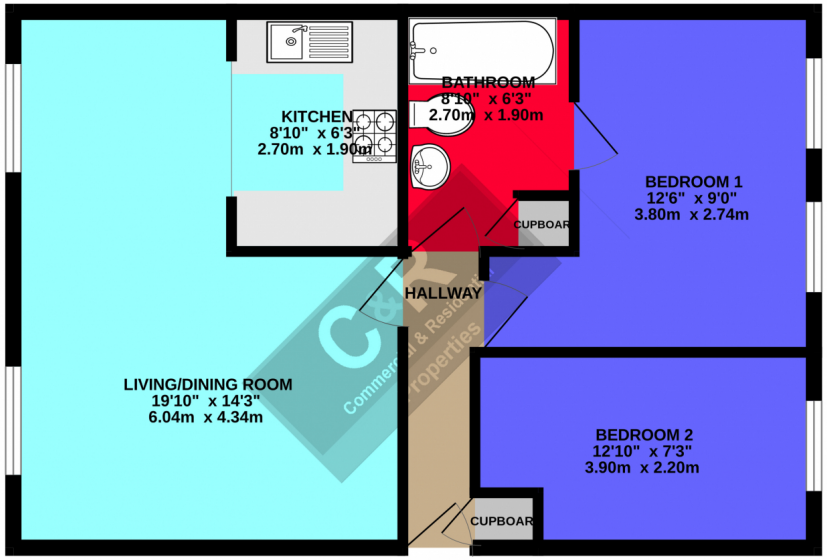
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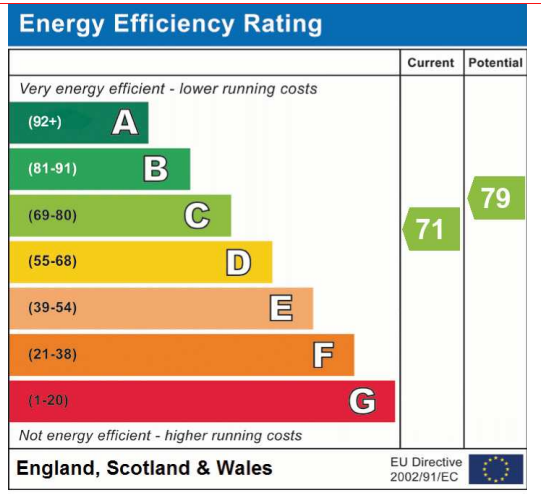
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GROUND FLOOR




COMMERCIAL & RESIDENTIAL PROPERTIES (UK) LTD.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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