

C&R

Commercial & Residential

Properties

Asking Price £195,000

Heron Street, Hulme, Manchester. M15 5PR



3

Bedrooms



1

Bathroom

54 Meridian Square, Stretford Road, Hulme, Manchester, M15 5JH |
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C & R Hulme are delighted to offer this three bedroom house in the popular Hulme area. Well presented with a separate lounge and fully fitted kitchen, fitted white bathroom suite and three good-sized bedrooms. Benefits include gas central heating, double-glazing and a secure parking space. Excellent location with the universities and Oxford Road close by. Local amenities include ASDA. Viewing highly recommended.

Entrance Hall

Panelled door leading to entrance hall; single panel radiator; ceiling light point and fuse box. Stairs up to 1st floor rooms.

Lounge 4.00m x 3.50m (13.12ft x 11.48ft)

Laminate flooring. Radiator; double glazed window to front elevation; T.V point; adequate power points; ceiling light point; smoke alarm.

Dining Kitchen 4.50m x 2.48m (14.76ft x 8.14ft)

Selection of base and wall units in white melamine and White marble effect worktops with White tiled splash back. Inset single drainer sink with mixer tap. Integrated gas hob, oven and extractor. Plumbing for washing machine, adequate power points, single panel radiator, boiler, double glazed window to rear elevation and sliding doors leading to rear garden; Greenwood air vac fan; 2 ceiling light points. Under stairs storage cupboard.

Bedroom 1 4.00m x 2.42m (13.12ft x 7.94ft)

Double glazed window to front elevation, single panel radiator, ceiling light point, adequate power points.

Bedroom 2 3.50m x 2.42m (11.48ft x 7.94ft)

Double glazed window to rear elevation, single panel radiator, ceiling light point, adequate power points.

Bedroom 3 2.30m x 2.00m (7.55ft x 6.56ft)

Double glazed window to rear elevation, single panel radiator, ceiling light point, adequate power points.

Bathroom 2.00m x 2.01m (6.56ft x 6.59ft)

White bathroom suite comprising: white bath with panel, hand wash basin and low Level W.C, marble effect tiling through out to full height. Electric shower. Radiator, greenwood airvac, obscure double glazed window to front elevation, ceiling light point.

Externally

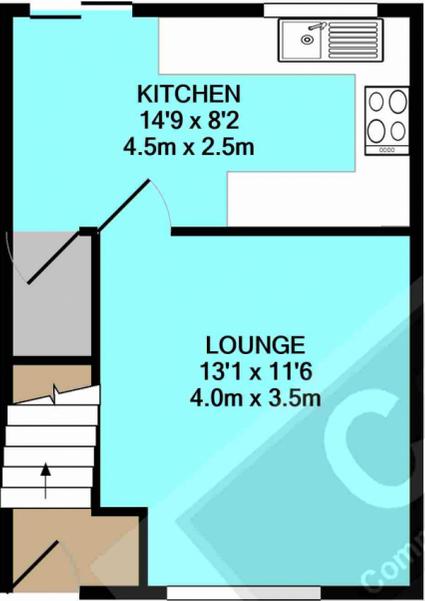
Small front garden with slabbed walkway and vegetation area. Rear garden has a patio area and remainder laid to lawn. Fence panelling all round. Access gate to communal car park.

Tenure

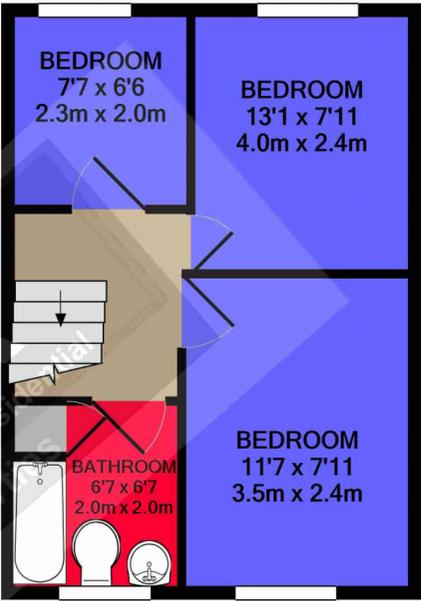
Leasehold 150 years granted in 1999. Service Charge: A service charge is payable which is £38.80 per calendar month. The charge includes up keep of the communal car park areas as well as buildings insurance payable to Scanlans management. EPC: 71C

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 should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the correctness of each of them; (iii) no person in the employment of C & R Properties has any authority to make or give any representation or warranty whatever in relation to this property.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	71	
(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

