



Lancashire Properties are delighted to present this spacious THREE BEDROOM End Terraced family home for sale situated off Main Princess Road, Hulme, Manchester, M15. It's excellent location benefits from being close to all local amenities which includes:

- Main Princess road leading to motorway links and other commute networks.
- Close walk to Manchester Metropolitan University.
- Two minutes walk to Hulme Retail park which includes major national brands like Asda, B&M amongst many others.
- Centrally located with easy access to schools such as Webster Primary School, Manchester Academy High School , St Philip's C of E Primary School, St Mary's C Of E Primary School etc.
- An excellent commute network with frequent buses on Princess Road such as the main 250, 85 and 86 Bus, running frequently during peak periods, linking towards the City Centre and other parts of Manchester.

Briefly comprising of a large reception room, a dinning room, kitchen and a bathroom on the ground floor, whereas there are three decent size bedrooms and a second three piece family bathroom on the first floor. Kitchen comprises of wall & base units with worktop over incorporating a bowl sink with mixer tap along with an integrated gas hob unit with an extractor hood. Three piece bathroom containing a WC, wash basin and a bathtub fitted with a shower mixer on the first floor whereas ground floor bathroom has a shower enclosure .

Externally, a large rear garden to enjoy beautiful british weather.

Excellent opportunity for first time buyers looking to buy a property in most desirable location.

A property not to be missed. Book now to avoid any disappointment. Viewings highly recommended.

Tenure : Freehold.

Council Band: A

Notice:

The above property details should be considered as a general guide only for prospective purchasers. Lancashire Properties does not have any authority to give any warranty in relation to the property. We would like to bring to the attention of any purchaser that we have endeavoured to provide a realistic description of the property, no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment.

If double glazing has been stated in the details , the purchaser is advised to satisfy themselves as to the type and amount of double glazing fitted to the property.

We recommend all buyers to carry out their own survey/investigations relating to the purchase of any of our properties.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

Council Tax Band: A (Manchester City Council)

Tenure: Freehold

Parking options: On Street

Garden details: Rear Garden





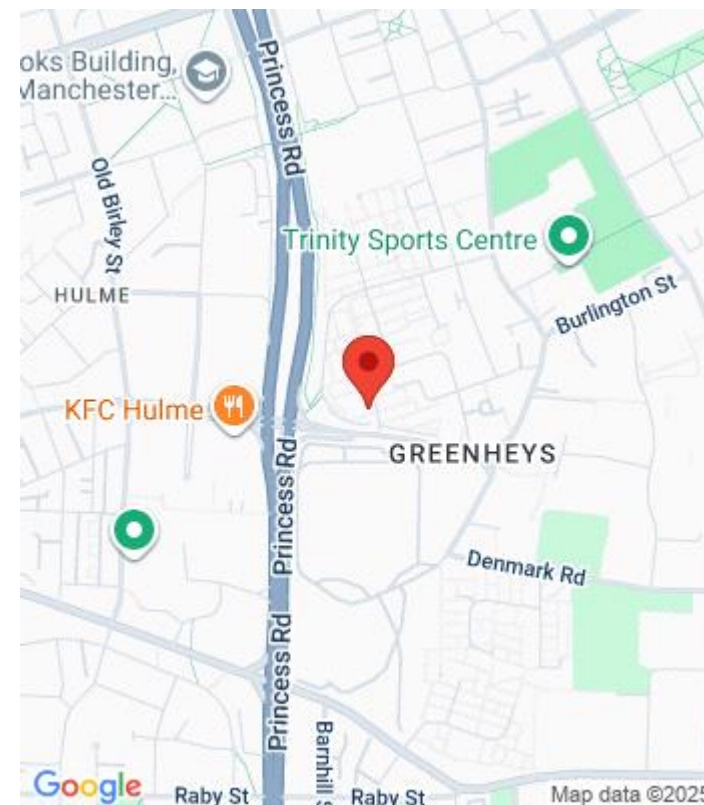
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



\*While we endeavour to make our property details as accurate and reliable as possible, all dimensions are approximate unless otherwise stated. Dimensions should not be used for furniture fitting, or ordering any other personal things.



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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>		
(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 & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.