



ROOK STREET
HULME

OFFERS OVER

£125,000



2 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Rook Street, Hulme, M15 5PS

****ATTRACTIVELY PRICED** - **NO ONWARD CHAIN** - VITALSPACE**
ESTATE AGENTS are delighted to bring to the market this well presented and generously proportioned TWO BEDROOM ground floor apartment, ideally located in a pleasant residential area of Hulme, just a short distance from Manchester City Centre. Perfect for first time buyers, professionals, or investors, this attractive apartment offers well maintained accommodation comprising: A welcoming 'L' shaped entrance hallway with a storage cupboard, a spacious living room with a large bay window allowing for plenty of natural light. The living room opens into a fitted kitchen with ample storage and worktop space alongside two generously sized bedrooms, ideal for flexible living or home office use. A three piece bathroom complete with a shower over bath completes the internal accommodation. Further benefits include uPVC double glazed windows, gas central heating and a designated parking space within a secure courtyard – a rare and valuable addition so close to the city. Situated within walking distance of Manchester's vibrant city centre and close to excellent local amenities and transport links, this apartment offers both convenience and comfort in equal measure. This modern development is situated within minutes walk of the recently expanded 11-acre MMU Birley Fields campus, now home to the Education and Health, Psychology and Social Care faculties as well as being just a five minute commute from the city centre, offering excellent convenience. Offered for sale on a no chain basis, an internal inspection is highly recommended.





Ground Floor



Features

- Two spacious bedrooms
- Ground floor position
- Popular Location
- Secure gated parking
- uPVC double glazing
- Convenient for amenities
- Scope to update
- 64 Sqm / 689 Sqft
- No onward chain
- Viewing Essential

Frequently Asked Questions

How long have you owned the property for? 18 years

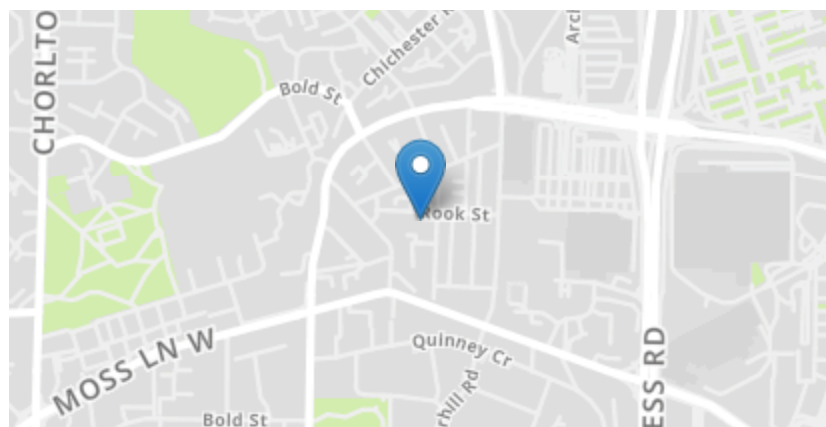
Tenure: Leasehold

Lease Term - 250 year lease granted in 1998

Service charge including ground rent of £200.00 payable to Glide property management

Reasons for sale of property? Relocating overseas

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	78	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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