



CHORLTON ROAD  
HULME

£170,000



2 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- C



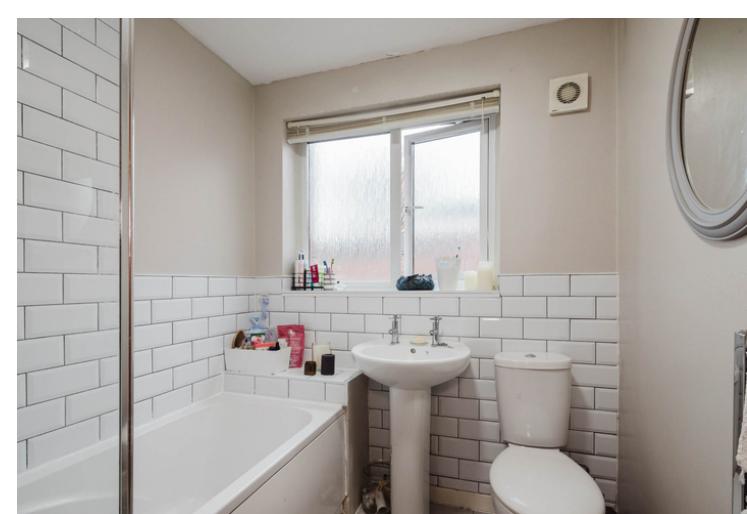
VITALSPACE  
INDEPENDENT ESTATE AGENTS



# Chorlton Road, Hulme, M15 4AU

\*\*ATTENTION FIRST TIME BUYERS\*\* - \*\*VIDEO TOUR\*\* - \*\*NO ONWARD CHAIN\*\* - VITALSPACE ESTATE AGENTS are delighted to offer for sale this attractive TWO DOUBLE BEDROOM first floor apartment located in the heart of Hulme close to the City Centre and Manchester's Universities. This well presented accommodation briefly comprises; welcoming entrance hallway, open plan living/dining room, an updated modern fitted kitchen, two double bedrooms and a three piece tiled bathroom with a shower over bath combination. A walk out balcony can be found via the master bedroom providing views over Chorlton Road. Externally this apartment comes complete with a secure gated car parking space within the communal parking area. Located just minutes walk from the new Birley Fields University Campus as well as a range of popular amenities including ASDA Hulme, local shops and cafes. This property is situated in a forever expanding area of Hulme, within walking distance to the City Centre, excellent primary schools, ASDA and Argos as well as universities and St Mary's hospital. There are excellent transport links with Princess Parkway nearby and popular bus services. We feel this property would appeal to first time buyers and investors alike. Contact VitalSpace Estate Agents on to arrange an internal inspection.





LIVING ROOM  
14'4" x 12'2"  
4.37 m x 3.71 m

EAT-IN KITCHEN  
9'4" x 7'7"  
2.84 m x 2.31 m

BEDROOM  
11'6" x 8'1"  
3.51 m x 2.47 m

BATH  
6'1" x 5'8"  
1.84 m x 1.72 m

BALCONY  
3'7" x 4'2"  
1.10 m x 1.26 m

PRIMARY BEDROOM  
11'2" x 14'4"  
3.40 m x 4.37 m

ENTRANCE  
3'9" x 4'0"  
1.13 m x 1.23 m

HALL  
1'7"5" x 1'0"5"  
0.51 m x 0.31 m

VitalSpace and their clients give notice that: 1 They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and VitalSpace have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

## Features

- Two double bedrooms
- Spacious apartment
- Gas central heating
- Ideal first time purchase
- No onward chain
- Popular location
- First floor position
- Secure gated parking
- Modern kitchen
- 55 Sqm / 592 Sqft

## Frequently Asked Questions

How long have you owned the property for? Since 2015

Lease Length: 150 years (less 10 days) from December 1998

Service Charge: £2263.00 per annum

Ground Rent: £77.00 per annum

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.

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