



55 Warde Street, Hulme, Manchester, M15 5TG

Jordan Fishwick are pleased to offer for sale this THREE BEDROOM semi detached house in the heart of Hulme. Many upgrades have been made to the house including new carpet and re-decoration to the ground floor, plus a new kitchen installed within the last 18 months. The property briefly comprises of; entrance hall, W.C, storage cupboard, living room, kitchen/diner, to the first floor you will find 3 bedrooms and family bathroom. There is a driveway to the side of the house along with on street parking in front, and an enclosed garden to the rear. Close to central Manchester. Great investment opportunity or perfect for a first time buyer. No onward chain. EPC Rating C.

Price £250,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Carpet. Ceiling light. Storage.

W/C

Low level W.C. Sink with mixer tap. Ceiling light.

Living Room

13'11" x 9'4"

Fitted carpet. Ceiling light. Sliding doors to garden. TV and telephone points. Radiator.

Kitchen/Diner

16'2" x 10'4"

Range of wall and base units with worktops over. Space for fridge/freezer, dishwasher. Cooker with hob and extractor over. Sink with mixer tap. Door to garden.

Bedroom One

13'7" x 12'2"

Fitted carpet. Ceiling light. Radiator.

Bedroom Two

9'3" x 6'11"

Fitted carpet. Ceiling light. Radiator.

Bedroom Three

9'4" x 7'1"

Fitted carpet. Ceiling light. Radiator.

Bathroom

Low level W.C. Bath with shower over. Sink with mixer tap. Ceiling light.

Externally

Front and rear gardens. Driveway.

Additional Information

Service charges £61 pcm including ground rent and buildings insurance.

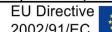
Lease - 150 years from 1994

Sinking fund contribution of 0.25% of selling price x by years of ownership (capped at 1%) to be paid upon selling the property.

This fund is held by the landlord and is used for major repairs and renewals within the estate.

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

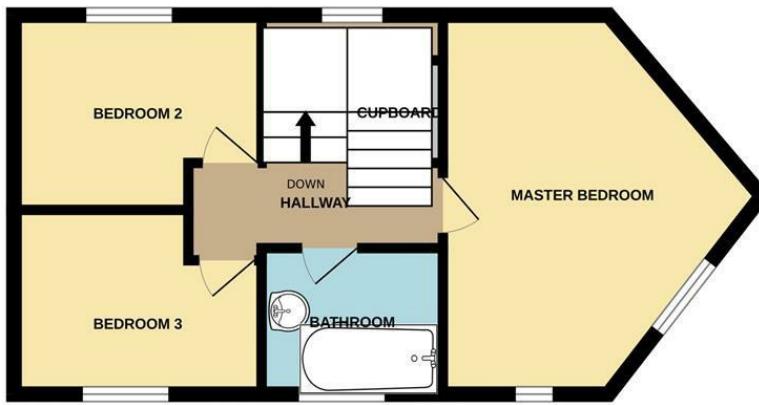
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

