





## Apt 12 Grenham Avenue, Hulme, Manchester, M15 4HD

Modernised and updated this charming apartment on Grenham Avenue offers a delightful blend of comfort and convenience. Spanning an impressive 840 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or professionals seeking ample living space. Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, the newly fitted kitchen comes with built in appliances, expectational bathroom, and decorated to a high standard throughout. The apartment includes a well-appointed bathroom, ensuring that all essential amenities are readily available.

# Price £195,000

### Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

### The Area

The property, built in 1960, boasts a character that reflects its era while providing the modern comforts expected in today's living spaces.

Located in a lively neighbourhood, residents will benefit from a variety of local amenities, including shops, parks, and excellent transport links, making it easy to explore all that Manchester has to offer. Whether you are looking to invest or seeking a new place to call home, this apartment on Grenham Avenue presents a wonderful opportunity to enjoy city living in a welcoming community.

### Entrance Hall

Laminate Oak effect flooring, Video entry phone. Access to all rooms.

### Living Room

10'7" x 6'11"

Two uPVC double glazed windows and radiator. Laminate Oak effect flooring.

### Kitchen

11'4" x 6'9"

Recently fitted the kitchen has modern wall and base units, gas hob, electric oven and extractor hood, one and a half bowl sink unit, dishwasher, plumbing for washer, and cupboard housing gas central heating boiler. Door to balcony.

## Bedroom One

12'5" x 9'10"

Upvc double glazed window and radiator. Fitted wardrobes along one side.

## Bedroom Two

12'4" x 10'0"

Upvc double glazed window and radiator.

## Bedroom Three

12'3" x 7'8"

Upvc double glazed window and radiator.

## Bathroom

3'10" x 5'1"

Upvc double glazed window. Three piece white suite with gold fittings, rain shower over the bath, wash hand basin and w.c. Gold heated towel rail.

## Externally

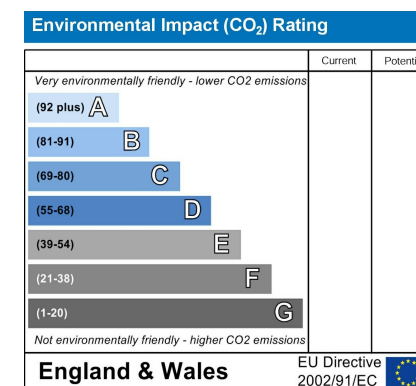
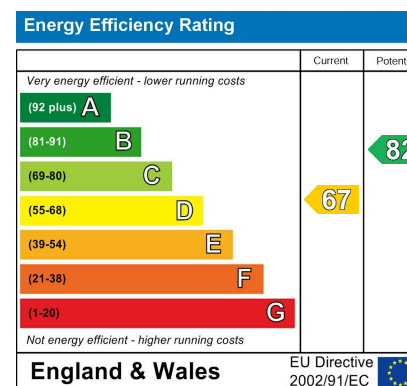
Small frontage which offers off road parking on a first come basis. Communal Bin storage. Residents can apply for parking permit.

## Additional Information

Service Charge £360 PA

Lease 125 Years from 1998

Ground Rent £10 PA







## GROUND FLOOR



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Measurements are approximate. Not to scale. Illustrative purposes only.  
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