

DELISA MILLER



Superb location - close to superstores and great transport links

Allocated secure parking to the rear

Two good sized bedrooms

French doors leading out to enclosed garden

Fitted kitchen

Available to view now



St. Marys Street
Manchester, M15 5WB

£215,000

Entrance Hall

Entrance hallway, radiator, light point and stairs to first floor.

Fitted kitchen 10' 2" x 5' 7" (3.1m x 1.7m)

Kitchen is fitted with a range of eye level and base level matching units, rolled top work surfaces, sink inset with mixer tap over. Gas hob with extractor over and gas oven below. Room for a double fridge freezer, plumbed in for a washing machine, double glazed frosted window to the front elevation, splash back tiling, wall mounted boiler and ceiling spot lights.

Lounge/dining room 17' 1" x 11' 6" (5.2m x 3.5m)

French doors to the rear garden, wooden flooring, room for a dining table, storage cupboard, tv point and light point.

First floor landing

Entrance to the loft area and light point.

Bedroom one 12' 2" x 10' 2" (3.7m x 3.1m)

Double glazed to the front elevation, radiator and light point.

Bedroom two 12' 2" x 6' 11" (3.7m x 2.1m)

Double glazed window to the rear elevation, radiator and light point.

Family bathroom

Bathroom is fitted with a three piece matching suite comprising of low level w.c. hand wash basin and panelled bath with shower over and extractor fan.

Externally

Enclosed garden to the rear of the property with access to gated secure parking, small low maintenance garden to the front of the property.

Energy performance certificate (EPC)

19, St. Marys Street Hulme MANCHESTER M15 5WB	Energy rating D	Valid until: 17 January 2029
		Certificate number: 0854-2825-6693-9791-7961

Property type

Mid-terrace house

Total floor area

56 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)