



This is a  
Home Water  
AREA



# 2 Blanchard Street, Hulme, Manchester, M15 5PN

Welcome to Blanchard Street, Hulme, Manchester - a charming semi detached house that could be your next dream home! This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With three bedrooms, there's plenty of space for a growing family or for those who love having a home office or guest room.

The house features a well-maintained bathroom, ensuring your comfort and convenience. Parking is made easy with space for one vehicle, a valuable asset in this bustling area. There is additional on street parking to the front.

Situated in a good location, you'll find yourself close to all the amenities you need, from shops to schools and everything in between, and also offers easy access to central Manchester. The property is well presented throughout, offering a warm and inviting atmosphere that you'll love coming home to.

Whats more, this property comes with no onward chain, making the buying process smoother and quicker for you. Don't miss out on this fantastic opportunity to own a lovely home in a sought-after area. Book a viewing today and envision the life you could create in this wonderful property on Blanchard Street!

## Price £260,000

### Viewing arrangements

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

#### Entrance Hall

Oak flooring. Ceiling light. Radiator.

#### Living Room

14'11" x 11'9"

Oak flooring. Ceiling light. Radiator. TV/telephone point.  
Sliding doors to yard. Cupboard with under stairs storage.  
Access to garden.

#### Kitchen/Diner

14'10" x 9'3"

Range of wall and base units with complimentary work tops over. Integrated fridge freezer, washing machine, and dishwasher. Cooker with hob and extractor over. Tiled flooring. Ceiling light. Radiator. Window.

#### Bedroom 1

13'11" x 8'3"

Fitted carpet. Fitted wardrobes. Ceiling light. Radiator.

#### Bedroom 2

10'4" x 8'2"

Fitted carpet. Ceiling light. Radiator.

#### Bedroom 3

8'11" x 6'5"

Laminate flooring. Fitted wardrobes. Ceiling light. Radiator.

#### Bathroom

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

## Externally

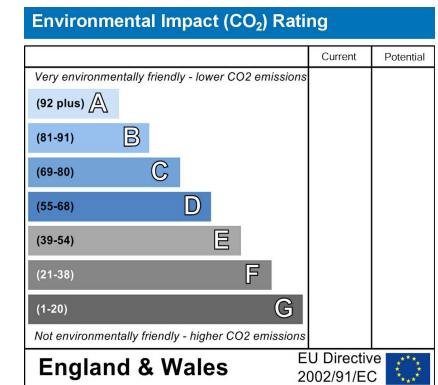
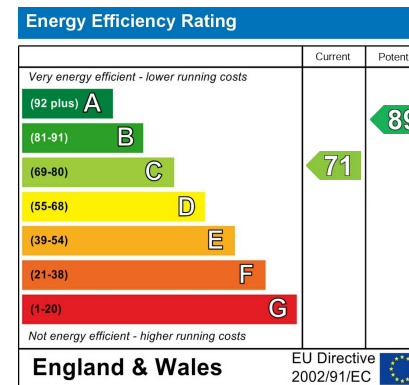
Parking space to the rear. Permit parking to the front. Enclosed rear garden. Small front yard.

## Additional Information

Lease: 199 years start 1997

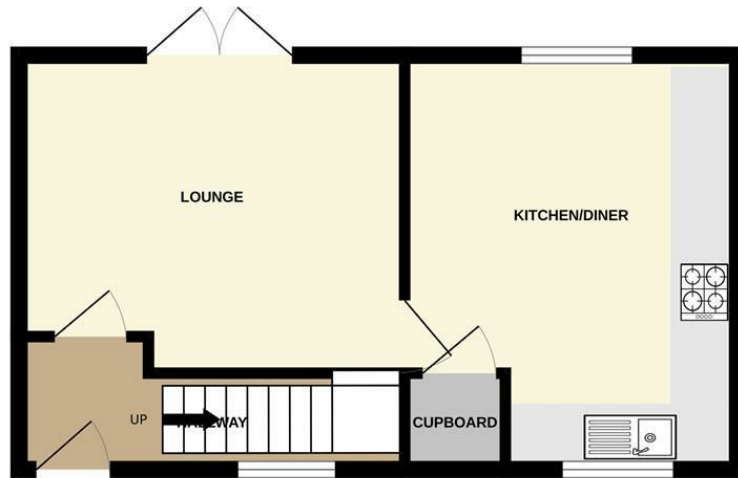
Current Service Charge: £50 per month

Ground rent - £25 per annum

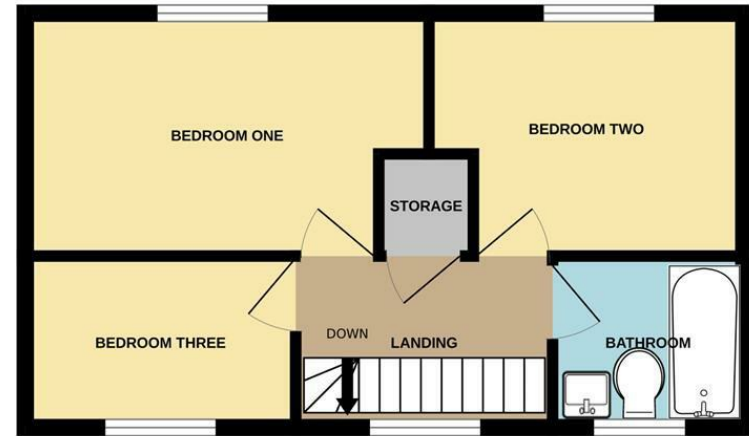




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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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](mailto:manchester@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

