



# 4 Dunham Street, Hulme, Manchester, M15 5FX

Welcome to Dunham Street, Hulme, Manchester - a charming property that is sure to capture your heart! As you step inside, you are greeted by a cosy reception room perfect for entertaining guests or relaxing with your loved ones. With four bedrooms, including a loft conversion providing the fourth bedroom, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The property features a well-maintained bathroom and all bedrooms come with fitted wardrobes, offering plenty of storage space for your belongings. Imagine waking up each morning to a beautifully designed bedroom with everything neatly tucked away.

One of the highlights of this property is the conservatory, where you can unwind and enjoy the natural light streaming in while sipping your morning coffee or reading a book. Additionally, the top spec kitchen is a chef's dream, equipped with modern appliances and ample Quartz counter space to whip up delicious meals for your family and friends.

Don't miss the opportunity to make this house your home - a perfect blend of comfort, style, and functionality awaits you at Dunham Street. Contact us today to arrange a viewing and start envisioning your future in this wonderful property! NO ONWARD CHAIN.

## Offers Over £295,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Entrance Hall

Tiled flooring. Radiator. Ceiling light.

### W/C

Low level w/c. Sink with two taps. Tiled flooring. Radiator. Window.

### Living Room

13'3" x 12'1"

Tiled flooring. Radiator. Ceiling light. Electric fire with surround. Under stairs storage.

### Kitchen/Diner

14'11" x 9'3"

Range of wall and base units with complimentary Quartz

worktops over. Sink with mixer tap. Cooker with hob and extractor over. Freestanding fridge/freezer and washing machine. Tiled flooring. Radiator. Ceiling light. Sliding doors to conservatory. Combi boiler.

### Conservatory

8'11" x 8'10"

Laminate flooring. Spotlights. Access to garden.

### Bedroom One

10'4" x 8'5"

Fitted carpet. Ceiling light. Radiator. Fitted wardrobes.

### Bedroom Two

10'5" x 7'7"

Fitted carpet. Ceiling light. Radiator. Fitted wardrobes.

### Bedroom Three

7'0" x 6'5"

Fitted carpet. Ceiling light. Radiator. Fitted wardrobes.

### Bedroom Four

10'5" x 10'2"

Fitted carpet. Spotlights. Radiator. Fitted wardrobes under eaves.

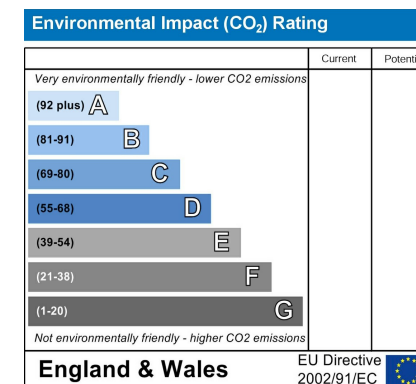
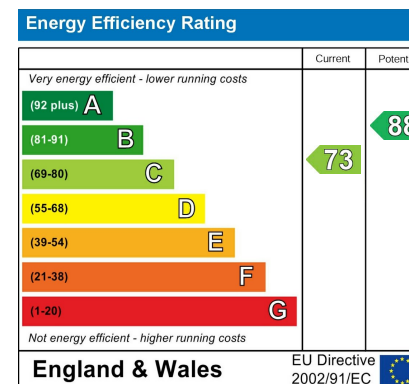
### Bathroom

Tiled bathroom suite comprising of; low level W/C, sink with mixer tap, bath with mixer shower over. Window.

### Additional Information

Service charges - £48.57 per month (including buildings insurance and ground rent)

Lease - 150 years from 1994







Measurements are approximate. Not to scale. Illustrative purposes only  
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