



SIDE
MANCHESTER



94 The Wentwood
Newton Street, Manchester, M1 1EW

Asking Price £180,000

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The Wentwood is in the heart of the Northern Quarter, located on Newton Street, just a few minutes walk to Manchester Piccadilly & seconds away from the ever popular area of Ancoats.

The well presented apartment is situated on the fourth floor and briefly comprises; open plan living/kitchen area, two double bedrooms, one bathroom & a further en-suite.

Viewings are highly recommended.

The Wentwood

The Wentwood is located on Newton Street in the heart of the City Centre. Just minutes from Manchester Piccadilly, and right in the middle of the Northern Quarter. This building was converted back in 2004 and there is a mixture of converted & new apartments.

The Tour

Located on the fourth floor the apartment is entered via a wooden front door, leading into an L-shaped hallway with laminate flooring. There are two storage cupboards, one housing the water cylinder and further doors radiating to the rest of the accommodation.

Open Plan Living/Kitchen Area: Positioned on the corner of the building, the living room benefits from three double glazed windows offering plenty of light and views towards New Islington. Laminate flooring, ceiling spotlights, wall mounted radiators, TV, phone & satellite points. The kitchen includes a range of base and wall units, Indesit electric hob with Baumatic Extractor hood, Baumatic Oven, dishwasher and fridge freezer.

Bedroom 1: Double bedroom, laminate flooring, with ceiling spotlights, wall mounted radiator, double glazed window, TV point, door to en-suite shower room.

Ensuite: Three piece white Roca suite with shower tray & glass doors, fully tiled floor and partially tiled walls, black granite display shelf, wall mounted mirror, ceiling spotlights, extractor fan, wall mounted heated towel rail & shaver socket.

Bedroom 2: Spacious double bedroom with laminate flooring, double glazed window, wall mounted electric radiator, ceiling spotlights.

Bathroom: Three piece white Roca suite with large bath, fully tiled floor and partially tiled walls, black granite display shelf, wall mounted mirror, ceiling spotlights, extractor fan, wall mounted heated towel rail & shaver socket.





The Area

The Wentwood is perfectly situated in the heart of Northern Quarter, making it the perfect location for those who enjoy having the city on their doorstep. Piccadilly Gardens and Cutting Room Square in Ancoats are a stones throw away, home to many independent bars, restaurants and coffee shops. Piccadilly train station is only a short walk away, making this an ideal location for those commuting across the UK.

Lease Information

Lease: 125 years from 2002

Ground Rent: £400p.a.

Service Charge: £2800p.a

- Two Double Bedrooms
- Northern Quarter Location
- Two Bathrooms
- EWS1 Form Available
- EPC Rating C
- Fourth Floor
- Short walk to Piccadilly station
- Viewings Available in Person
- No Onward Chain
- A Stones Through Away to Ancoats

Floor Plan



Viewing

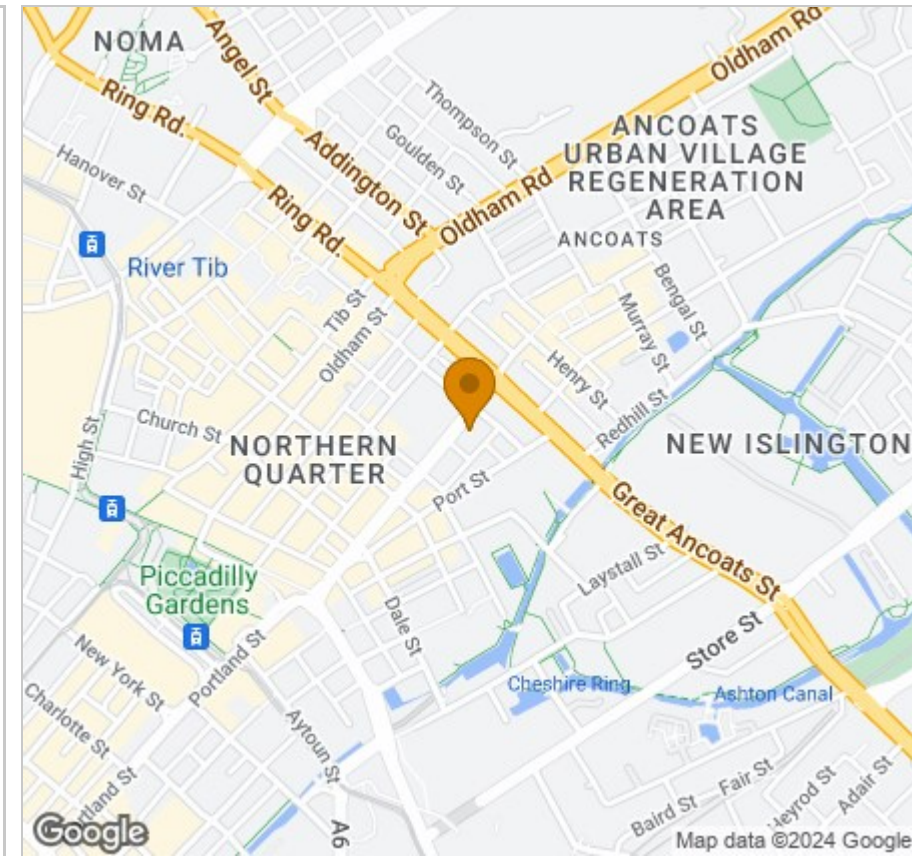
Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

