



Wood Street || Manchester | M3 3EF

Asking Price £1,250,000

The
GOOD
ESTATE
AGENCY

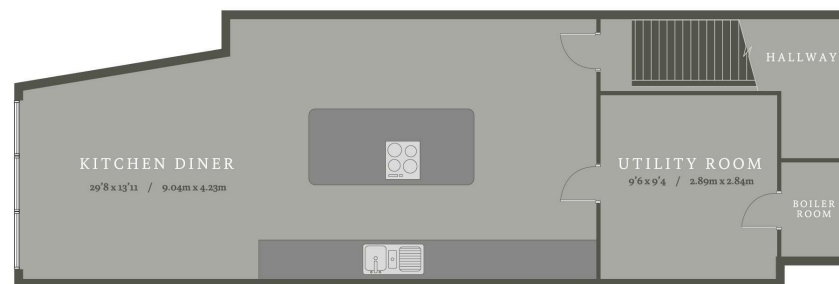
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A TOWNHOUSE IN THE HEART OF SPINNINGFIELDS, MANCHESTER CITY CENTRE. This unique 5-storey townhouse is rife with historic charm, has been designed to perfection and is the definition of luxury city living.

- UNIQUE 5-STOREY TOWNHOUSE
- THREE DOUBLE BEDROOMS
- HOME OFFICE
- STUNNING FITTED KITCHEN WITH ISLAND
- 2,047 SQ FT
- ROOF GARDEN
- TWO LOUNGES
- THREE BATHROOMS
- HISTORIC BUILDING
- SPINNINGFIELDS LOCATION



LOWER GROUND FLOOR
APPROX. FLOOR AREA
557SQ. FT (51.8M SQ.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk