



Wood Street || Manchester | M3 3EF

Asking Price £950,000

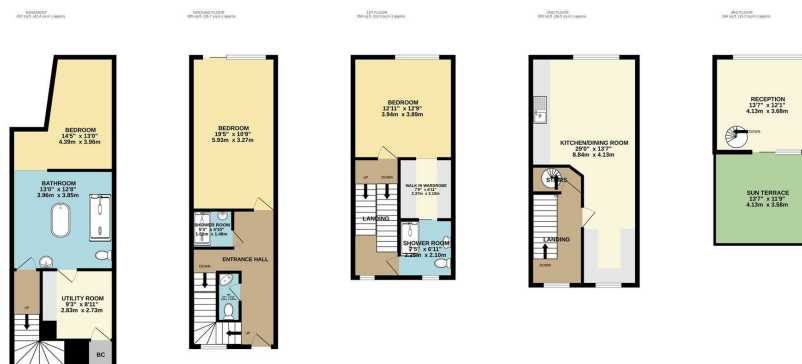
The  
GOOD  
ESTATE  
AGENCY



# Wood Street | Manchester | M3 3EF Asking Price £950,000

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
- OVER 2,000 SQ FT
- ROOF GARDEN
- TWO LOUNGES
- THREE BATHROOMS
- HISTORIC BUILDING, GRADE II LISTED
- DEANSGATE / SPINNINGFIELDS LOCATION



TOTAL FLOOR AREA: 1767 sq.ft (164.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mapbox 10/2020

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

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