



## 2 Umbrella Mill

Addington Street | Ancoats | Manchester | M4 5FQ

Asking Price £745,000



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3 BED, 3 BATH DUPLEX APARTMENT. A stunning, unique three bedroom duplex apartment in the heart of the highly sought after and fashionable area of Ancoats, Manchester city centre.

- DUPLEX APARTMENT
- STUNNING MILL CONVERSION
- 1,937 SQ FT
- MODERN, HIGH SPEC KITCHEN WITH DINING AREA
- THREE LUXURIOUS FULLY TILED BATHROOMS
- THREE DOUBLE BEDROOMS
- ACCOMMODATION OVER TWO FLOORS
- SPACIOUS OPEN PLAN LIVING ROOM WITH ADJACENT GAMES ROOM AREA
- PERIOD FEATURES THROUGHOUT
- LOCATED IN THE FASHIONABLE AREA OF ANCOATS, MANCHESTER CITY CENTRE



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