



4 Harrison Street | | Manchester | M4 7BF

Asking Price £235,000

The
**GOOD
ESTATE**
AGENCY

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2 BED, 2 BATH APARTMENT WITH BALCONY. Nestled within the vibrant Loom Building in New Islington, Manchester, this splendid two-bedroom apartment offers a perfect blend of modern living and urban convenience. Spanning an impressive 739 square feet, the property features an open-plan living area that creates a spacious and inviting atmosphere, ideal for both relaxation and entertaining.

The apartment comprises two well-proportioned double bedrooms, with the master bedroom benefiting from an en suite bathroom, providing a touch of luxury and privacy. A second bathroom serves the remaining bedroom and guests, ensuring comfort for all residents. Situated on the second floor, the apartment is accessible via an intercom system, enhancing security and ease of access.

- TWO BEDROOM APARTMENT
- 2ND FLOOR
- BALCONY
- FULLY INTEGRATED KITCHEN
- LOCATED CLOSE TO THE NORTHERN QUARTER, ANCOATS & PICCADILLY STATION
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 739 SQ FT
- VIDEO INTERCOM SYSTEM
- HOUSE BATHROOM WITH SHOWER OVER BATH
- NEW ISLINGTON LOCATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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

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