

Total area: approx. 88.2 sq. metres (949.7 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Dale Street, Manchester, M1 1BA

Offers Over £350,000

A FULLY UPDATED TWO BEDROOM PENTHOUSE APARTMENT IN THE HEART OF MANCHESTER

This two bedroom penthouse apartment is being proudly welcomed to the property market in the heart Manchester's famous Northern Quarter. This property is the perfect base for a young professional looking for the Manchester city living. Having undergone a full transformation with the highest quality finish, stylish decoration and enviable roof terrace, this property is bursting with luxury and class for any professional or couple truly not to be missed!

Comprising briefly; entrance through call to access doors. Entrance into the hall way which has doors to both bedrooms, main bathroom and double doors into the kitchen living area. The main bedroom hosts the en suite and large windows allowing a lot of natural light throughout the apartment. To the first floor is a door that leads you directly onto the rooftop.

For further information or to arrange a viewing please contact our Swinton team at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media Facebook : Keenans Estate Agents and Instagram @keenans.ea

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			77
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 2  2  1  D

- Penthouse Apartment
- Living Space With Stairs To Roof Terrace
- On Street Parking
- EPC Rating: D
- Two Bedrooms
- Bathroom & En Suite Facility
- Leasehold
- Contemporary Fitted Kitchen
- Undergone A Full Transformation
- Council Tax Band D

Ground Floor

Entrance

Hardwood door to the hallway

Hallway

18'8 x 3'7 (5.69m x 1.09m)

Upright central heating radiator with feature mirror, wood panelled elevations, hardwood flooring, door to two bedrooms, bathroom and open plan living kitchen.

Living Area

19'10 x 15'1 (6.05m x 4.60m)

Skylights, electric heater, television point, wood panelled elevations, hardwood flooring, open to the kitchen and spiral staircase to the roof terrace.

Kitchen

10'11 x 8'11 (3.33m x 2.72m)

Range of wall and base units, composite sink with drainer and a high spout, spring mixer tap, integrated electric oven and microwave in a high rise unit, four ring induction hob, extractor hood, integrated fridge freezer, dishwasher and washing machine, tiled effect laminate flooring.

Bedroom One

10'11 x 10'2 (3.33m x 3.10m)

Electric heater, wood panelled elevations.

Bedroom Two

15'2 x 12'2 (4.62m x 3.71m)

Skylights, electric heater, wood panelled elevations and door to the en suite.

En Suite

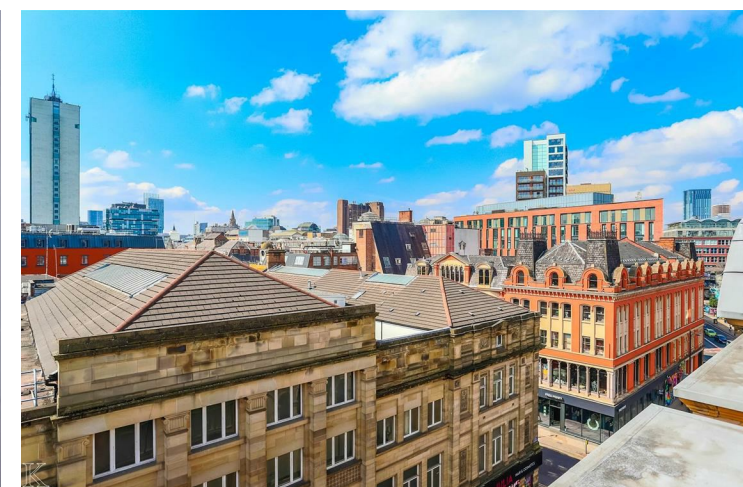
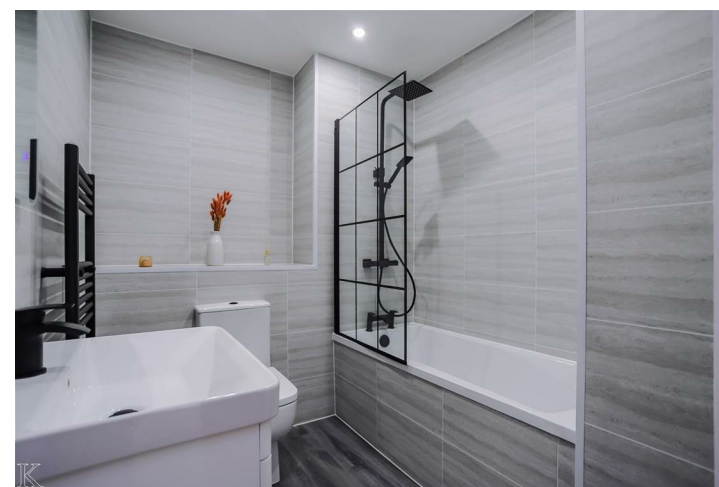
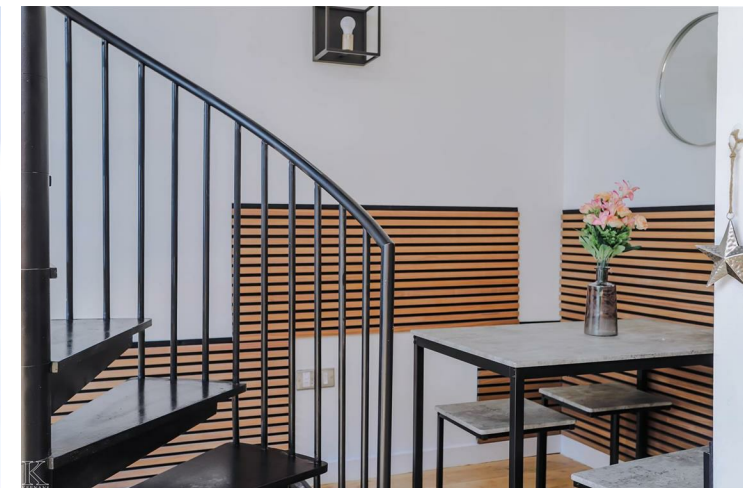
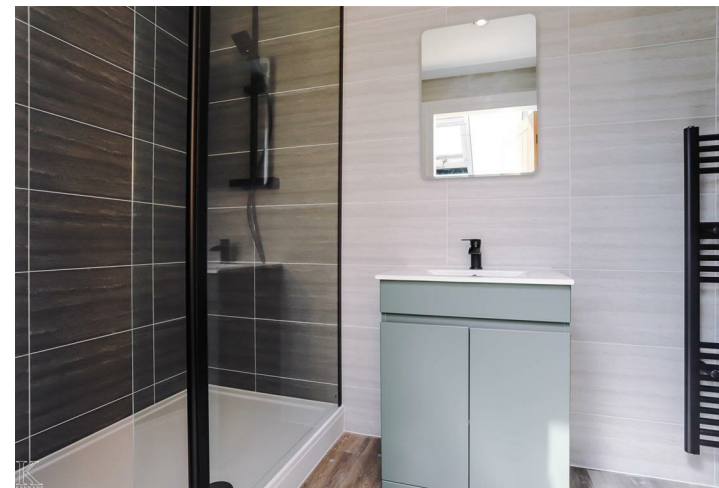
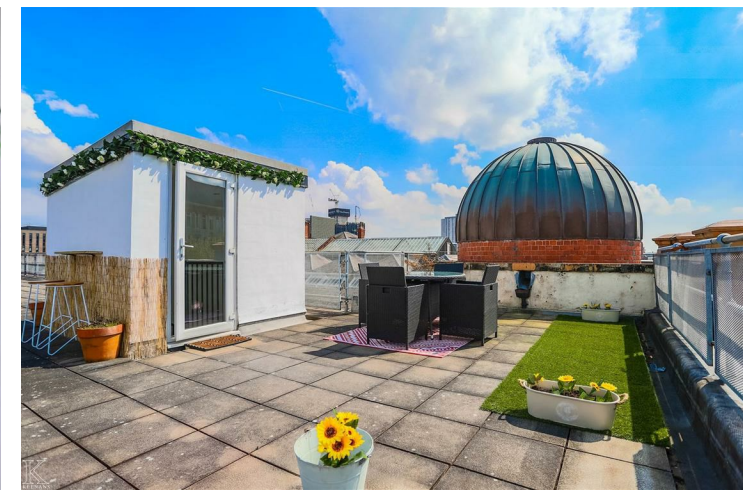
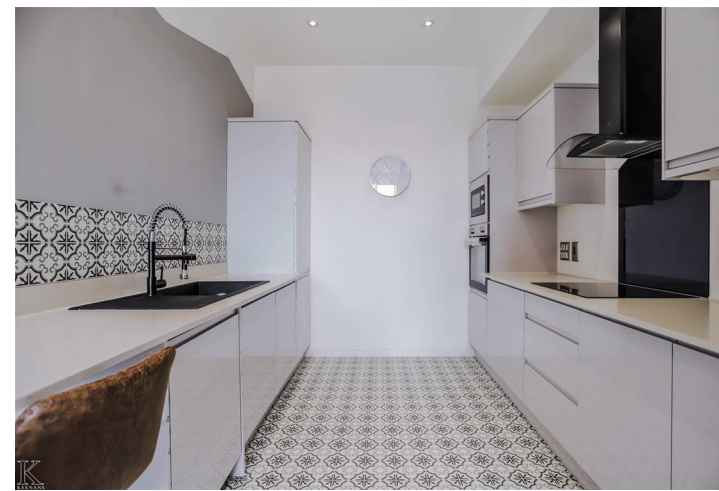
11'2 x 4'2 (3.40m x 1.27m)

Electric heated towel rail, a three piece suite comprising of a direct feed shower enclosure, vanity top wash basin with mixer tap, dual flush WC, spotlights inset shelving and tiled flooring.

Bathroom

7'4 x 6'4 (2.24m x 1.93m)

Electric heated towel rail, a three piece suite comprising of a dual flush WC, panelled bath with direct feed rainfall shower overhead and mixer tap, vanity top wash basin, tiled elevations, spotlights and tiled flooring.



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