



Guest Street, Manchester - Offers Over £550,000

We're proud to present this immaculate, three story townhouse which is spread over 1,500 square feet and benefits from a private terrace overlooking Ashton Canal. The property consists of a modern, open plan living and kitchen area and three, option of four, generously sized bedrooms. The master bedroom itself is 500sq.ft and encapsulates the entire top floor, including a repeat room, currently used as a nursery, a walk-in wardrobe and three-piece bathroom suite. The open plan theme is consistent across all three floors and the presence of large windows throughout the property creates an abundance of light. Furthermore, the property benefits from a balcony on the front elevation. The property comes complete with an allocated parking space and the Guest Street residence is pet friendly.

Located only a short walk to New Islington Marina, Urban Exchange Retail Park and Cutting Room Square, it has all the amenities you could need within the vicinity.

- Three Double Bedrooms + Office
- Private Terrace With Water Views
- Large Open Plan Living & Kitchen
- Allocated Parking Space
- Modern Townhouse
- Local to Islington Marina
- Immaculately Presented
- In Excess of 1,500 Square Feet

GENERAL

Rental Yield: 5.43% (based on an expected rental of £2,600 pcm)

Service Charge: £701.72 per annum

Ground Rent: Peppercom (£0)

Lease: 232 years from 3rd February 2022

Floor Area: 1517 sq ft approx (140 sq.m approx)

Council Tax Band: D

Management Company: Rendall & Rittner

FIRST FLOOR

Upon entering the property, you walk into a large open plan living/kitchen area. The kitchen comprises of wall and base units, a central island unit with storage and built-in sink, integrated dishwasher, integrated fridge/freezer, built-in oven, four ring induction hob and extractor over, stainless steel sink, wooden flooring and spotlights. The living and dining areas are on both sides of the kitchen, offering flexible living. Further, there is access to a WC underneath the stairs and a private garden with water views leading from the living area.

SECOND FLOOR

On the first floor you will find two large bedrooms, both of which have double glazed windows, wooden flooring, radiators, spotlights and built in wardrobes. There is also access to a small balcony which can be accessed via bedroom 1 and bedroom 2 benefits from views of the canal. There are two storage cupboards accessed via the hallway, one of which houses the boiler and the other has plumbing for a washing machine/dryer. Further to this, there is a main, three-piece bathroom which comprises a bath with shower attachment over, WC, sink with mixer tap and a heated towel rail.

THIRD FLOOR

The master suite covers the entire second floor and comprises large, double glazed windows, carpeted flooring, radiators, spotlights and ceiling lights, fitted wardrobes on both sides, as well as a walk-in wardrobe that leads to a gorgeous three-piece ensuite bathroom. The current owners use this floor as a bedroom and nursery.

PARKING

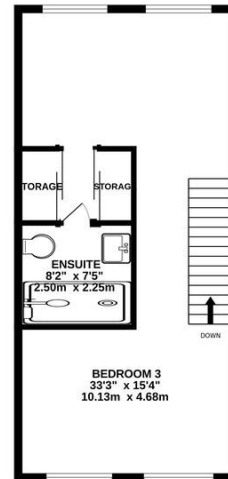
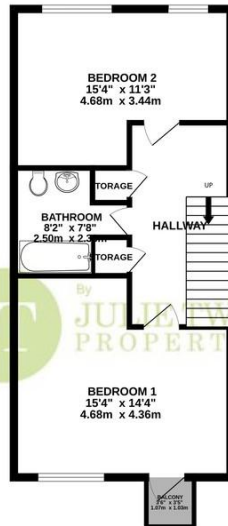
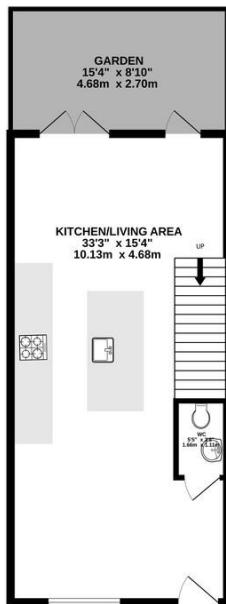
The property comes complete with a secure gated allocated car parking space.



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.

2ND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

