



Smithfield Building, Tib Street, Manchester, M4

£260,000

Leasehold

Tib Street, Manchester, M4

**** Unique living in the heart of Manchester City Centre ****

Welcome to this stunning top-floor corner duplex loft apartment, perfectly situated in the vibrant Northern Quarter of Manchester City Centre. Combining contemporary elegance with industrial charm, this exceptional home offers a truly unique living experience.

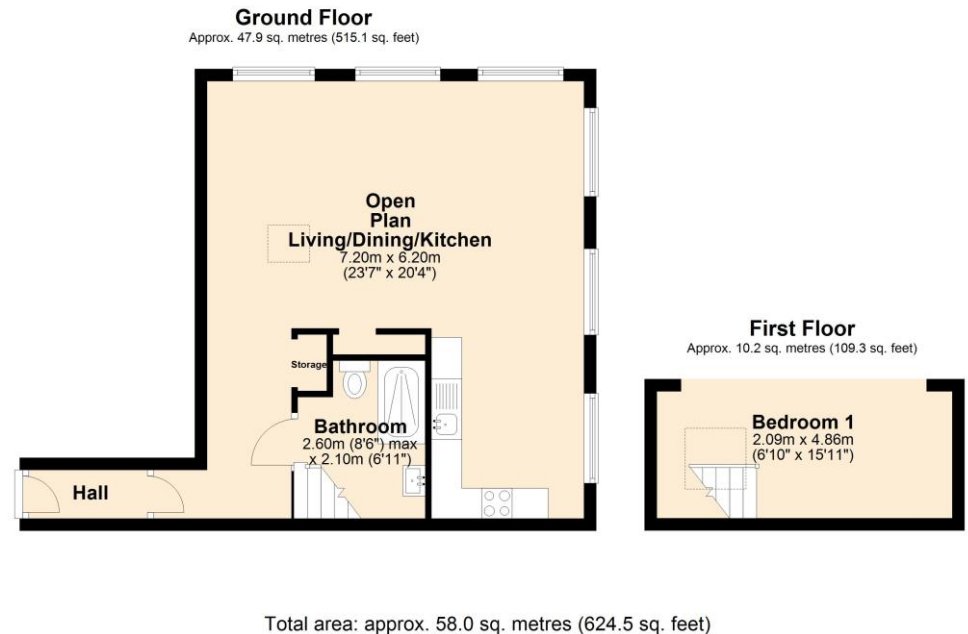
As you step into the building, you are greeted by a bright and spacious atrium featuring a glass roof that allows natural light to flood the communal areas, creating a warm and inviting atmosphere. This impressive entrance sets the tone for the stylish and modern living space that awaits you.

Upon entering the apartment, you are welcomed into a well-proportioned entrance hall that leads seamlessly into the main living area. This space is a perfect blend of character and contemporary design, boasting stunning features such as exposed brickwork, beautifully stripped wooden flooring, and original beams that pay homage to the building's industrial heritage.

Natural light pours into the open-plan living and dining area, making it an ideal space for relaxation and entertaining. The layout has been thoughtfully designed to maximise both comfort and functionality, providing an inviting environment for residents and guests alike. The kitchen is a perfect fusion of style and practicality, featuring a range of sleek base and eye-level units that provide ample storage. Fully equipped with integral appliances. The bathroom features a modern three-piece suite. A floating hand basin and WC add a touch of contemporary elegance, while the spacious walk-in shower offers convenience and comfort. Finished with stylish tiled flooring and walls.

The bedroom is situated on an elevated mezzanine level, offering a sense of privacy and tranquillity. A Velux window allows an abundance of natural light to stream in, creating a bright and airy atmosphere. With ample space for a double bed and wardrobes. The bedroom offers impressive views over the living space.

For added convenience, parking is available in the NCP opposite*, ensuring stress-free city living. Located in the heart of Manchester's Northern Quarter, this property benefits from easy access to an array of independent cafés, trendy bars, boutique shops, and renowned restaurants. Excellent transport links, including nearby tram and train stations, make commuting effortless, while the vibrant city centre is just a short walk away.



- Leasehold
- 999 Yrs 1/6/96
- Ground Rent £100pa
- EPC Grade C
- Council Tax Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.