



MIRABEL STREET, MANCHESTER, M3

Guide Price: £230,000

Leasehold

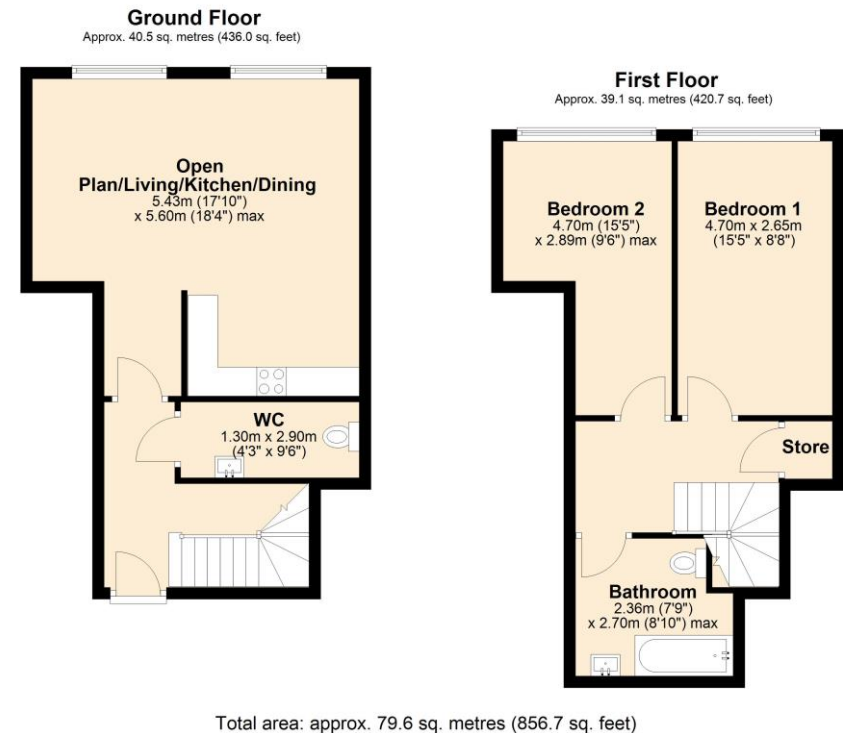
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Welcome to this beautifully presented two-bedroom duplex apartment, located in the highly sought-after Sorting Office development in the heart of Manchester City Centre. This stylish property seamlessly blends modern design with industrial character, offering a truly unique home with secure parking included.

As you enter the property, you are greeted by a welcoming entrance hall, complete with elegant herringbone wood flooring that sets the tone for the rest of the home. On the first floor, you will find a generously sized downstairs WC and a spacious open plan living and dining area. The open layout provides an abundance of room for relaxing and entertaining, enhanced by tall windows that flood the space with natural light. Exposed brickwork adds charm and character, while the well-designed kitchen is fitted with a range of base and eye-level units, perfect for everyday living.

Upstairs, the property continues to impress with a landing featuring striking exposed steel beams, highlighting the building's industrial heritage. There are two well-proportioned double bedrooms, both offering a comfortable retreat, and a large bathroom fitted with a modern three-piece suite.

The Sorting Office is a landmark development situated in Manchester City Centre, placing you within walking distance of the city's vibrant retail, dining, and cultural hotspots. With excellent transport links, including nearby Victoria Station, the location provides both convenience and connectivity, making it ideal for professionals and city lovers alike.



- Leasehold - 1/1/2005
- Ground Rent £250pa
- Service Charge £4805pa
- EPC D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.