



39 LANCASTER 80 80 PRINCESS STREET
MANCHESTER, M1 6NF

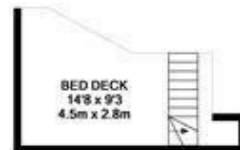
£1,250 PCM

A Stunning Victorian conversion on Princess Street located on the third floor, Two double bedrooms, Large double bedroom and a mezzanine guest bedroom, good size living room , modern fitted kitchen, bathroom with a separate shower. UNFURNISHED ,close to Piccadilly Station and Universities includes an allocated PARKING SPACE and is available on 11th August 2025.

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GROUND FLOOR
APPROX. FLOOR
AREA 58.1 SQ.M.
(526 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 9.1 SQ.M.
(98 SQ.FT.)

TOTAL APPROX. FLOOR AREA 67.3 SQ.M. (724 SQ.FT.)
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02010



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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