

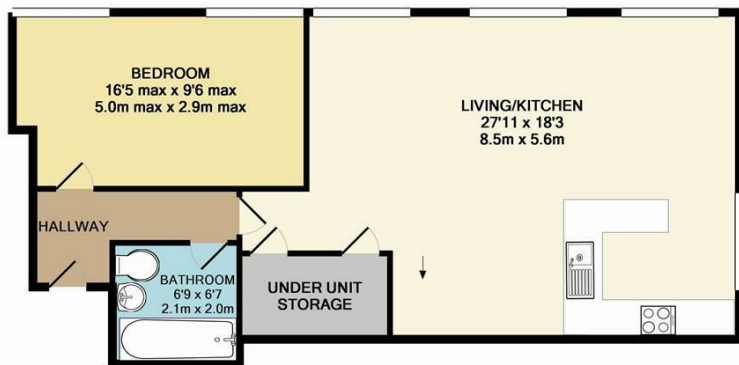


**26 42-44 SACKVILLE STREET**  
**MANCHESTER, M1 3NF**

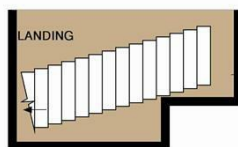
**£1,325 PCM**

One of Manchester's most sought after stunning Victorian developments situated in the heart of the Village area of the city centre. This spacious second floor corner apartment has a wealth of original features and character including cast iron pillars and exposed brick work. The property briefly comprises; spacious living room, separate fitted kitchen, large master bedroom, second mezzanine level guest bedroom and a bathroom with bath/shower. Fully Furnished. Available 23rd December 2025.

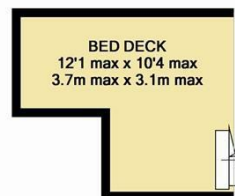
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GROUND FLOOR  
APPROX. FLOOR  
AREA 723 SQ.FT.  
(67.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 86 SQ.FT.  
(8.0 SQ.M.)



3RD FLOOR  
APPROX. FLOOR  
AREA 101 SQ.FT.  
(9.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.5 SQ.M.)

Whilst 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  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 80        |
| (55-68) <b>D</b>                            | 58                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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