



Lawrence Copeland  
town & city centre



FOR SALE

7, 183 Water Street, Castlefield, Manchester M3 4JU

PRICE: **£330,000**

Forming part of a small warehouse development/conversion of apartments and Mews houses in secure gated development on the Castlefield border, this impressive and extensive, 3 storey town house offers unusual and flexible living accommodation extending to approximately 1,044 sq ft. The property has a gas central heating system, double glazing and a secure parking space. The property lies just across the road from the Salford City Retail Park with all its amenities including a Sainsburys supermarket and the City Centre itself is within 15 minutes' walk. Likely to appeal to owner occupier or property investor with a rental potential of approximately £1,500 pcm.

## ACCOMMODATION

### Ground Floor:

**Reception Entrance Hall** with front door, pitch pine floor, under stairs store, double panel central heating radiator, staircase to 1<sup>st</sup> floor.

**Bedroom One (front)** measuring 10 ft 10 x 8 ft 1 (3.30m x 2.46m) with double glazed window, pitch pine floor, double panel central heating radiator.

**Bedroom Two (rear)** measuring 14 ft 9 x 12 ft 1 (4.50m x 3.68m) plus wardrobes with double glazed window, pitch pine floor, range of extensive built in wardrobes with mirrored sliding doors, double panel central heating radiator.

**Luxury Bathroom/WC combined (mid)** measuring 8 ft 1 x 5 ft 5 (2.46m x 1.65m) with designer style white suite with chrome fittings comprising low level WC, wall basin, bath with glazed shower screen and over bath shower, mirror, ceramic tiled floor, part tiled walls, a range of vanity cabinets, chrome ladder radiator, display recess with concealed lighting.

### First Floor:

**Lounge Area (front)** measuring 18 ft 5 x 11 ft 8 plus open plan staircase (5.61m x 3.56m) with extensive apex loft height ceiling, two Velux double glazed skylight windows, two tall double glazed windows, polished pine floor boarding, two double panel central heating radiators, beech finish staircase to Upper Mezzanine, divider and opening to Dining Kitchen.

**Dining Kitchen (rear)** measuring 14 ft 8 x 10 ft 10 (4.47m x 3.30m) with two double glazed windows, polished pine floor, double panel central heating radiator, fitted units with white high gloss doors and stainless steel worktops incorporating a range of wall and base cupboards, space and plumbing for washing machine, Worcester combi gas central heating boiler system, stainless steel extractor hood, gas hob with electric under oven, one and a half bowl single drainer sink unit, ceramic tile splashbacks, space for fridge/freezer, space and plumbing for dishwasher, low voltage spotlighting.

### Second Floor:

**Upper Galleried Mezzanine/Bed Three Area/Study** measuring 15 ft 4 x 14 ft 8 (4.67m x 4.47m) with sloping eaves, aluminium balustrade overlooking the Lounge Area below, four Velux double glazed skylight windows, double panel central heating radiator.

**Outside**, the property has a secure gated car park with parking space and there is an attractive communal urban garden area which is ideal for barbecues etc.

### **Tenure**

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 8<sup>th</sup> July 1999. Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

### **Service Charge**

There is a service charge payable to the Management Company and further details are available on request from our office.

**Local Authority** is Manchester City Council  
**Council Tax Band: D**

### **Directions**

Travelling along Regent Road (A57) in the direction of Salford Quays, just before going over the River Irwell, turn left into Water Street where the property can be found on the left hand side behind Porcelanosa.

**To View** please telephone our office for an appointment.

**Note:** The condition of the system and/or appliances is not known

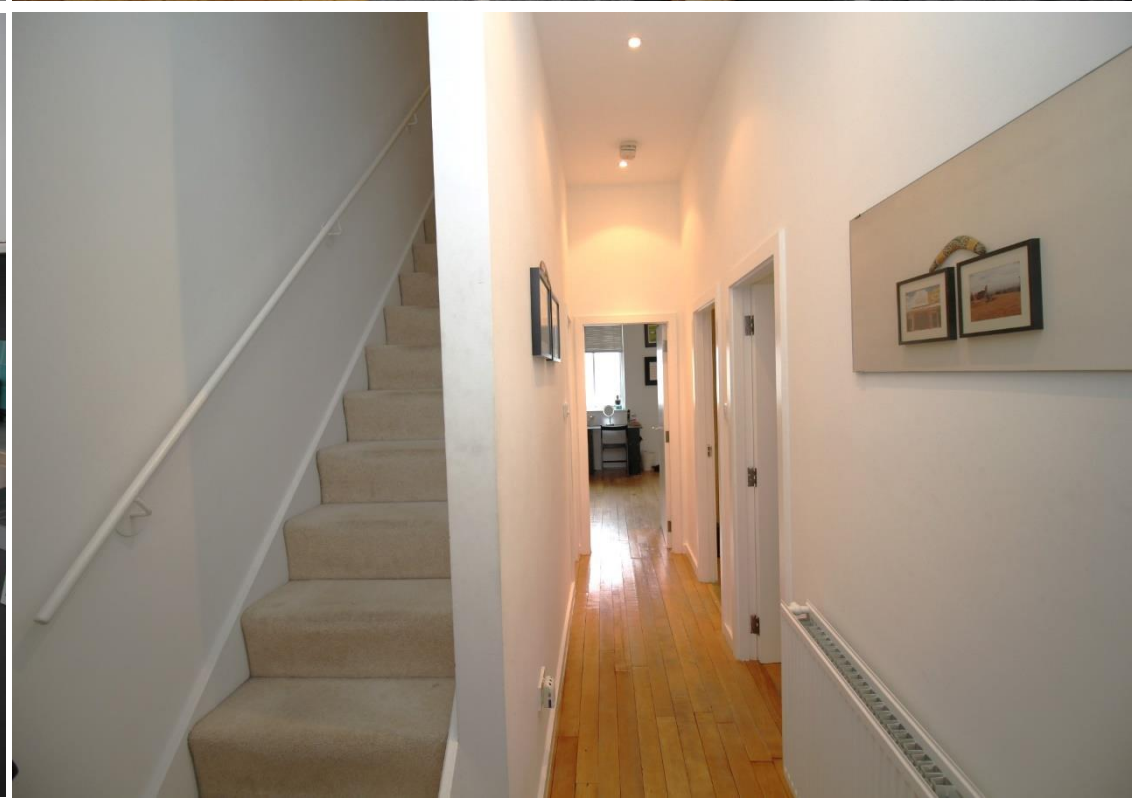
### **Fixtures and Fittings**

All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

### **Photographs**

Photographs are reproduced for general information, and it must not be inferred that any item is included for sale with the property.

H1524





# ENERGY PERFORMANCE CERTIFICATE

Flat 7  
183 Water Street  
MANCHESTER  
M3 4JU

Energy rating  
**C**

Valid until  
**26 February 2033**

Certificate number  
**2838-0041-3212-9387-7200**

Property type: Ground-floor flat  
Total floor area: 97 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# FLOOR PLAN



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

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