



Advent Mews, Manchester

£1,450 PCM

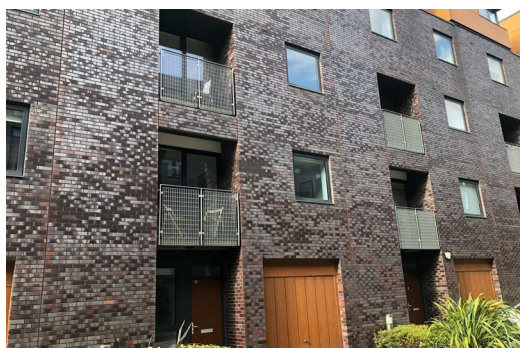
Situated within the highly sought-after M4 postcode, close to Ancoats and Manchester City Centre, this well-presented two-bedroom home offers a unique layout and modern living across two floors. The property comprises two spacious double bedrooms, with one conveniently located on the ground floor and the second positioned on the first floor, benefitting from its own private en-suite. A main bathroom is also located on the ground floor.

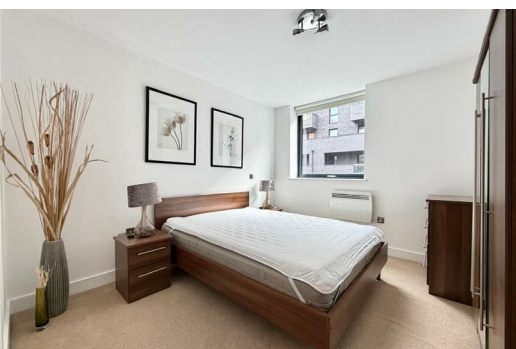
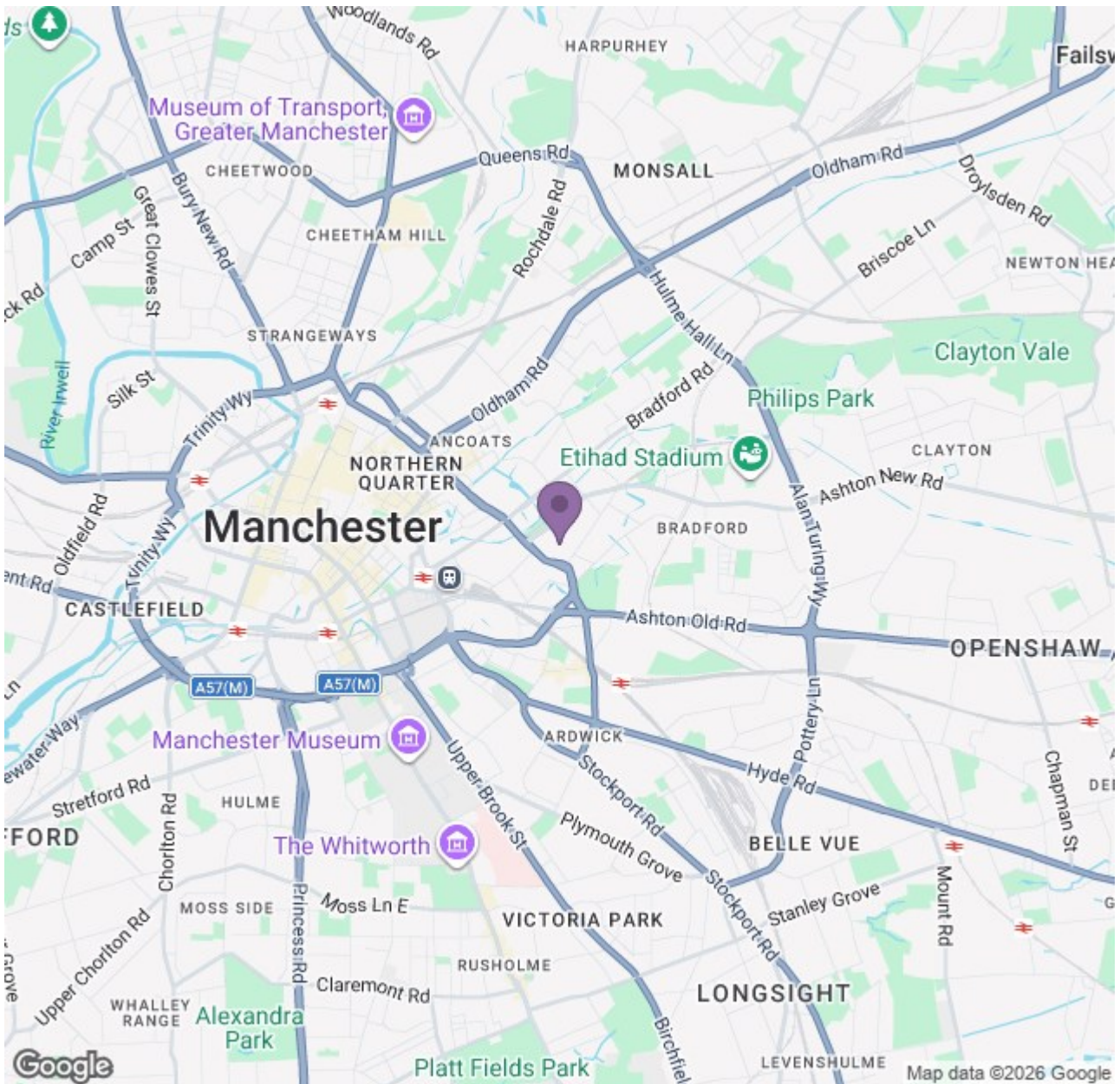
To the first floor, you will find a bright and airy open-plan living and kitchen area, designed for modern living and entertaining. This space provides direct access to a private balcony, offering the perfect spot to relax or enjoy outdoor space within a city setting.

Externally, the property further benefits from a private driveway and a secure garage, providing both convenience and added security, an increasingly rare feature in this central location.

Located in the vibrant Ancoats/New Islington area, the property sits just moments from Manchester City Centre. The M4 postcode is one of the city's most desirable neighbourhoods, known for its mix of character, modern developments, and independent cafés, restaurants, and bars. Residents can enjoy easy access to popular destinations such as the Northern Quarter, Cutting Room Square, and canal-side walks, all within walking distance.

The property is ideally located for commuters, with excellent transport links on the doorstep. Manchester Piccadilly Station, approximately 1km away, provides direct rail connections across the UK, while the nearby New Islington Metrolink





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rating	Score	Band	Rating	Score	Band
A	92	A	A	42	A
B	81	B	B	32	B
C	69	C	C	22	C
D	55	D	D	12	D
E	45	E	E	8	E
F	35	F	F	5	F
G	25	G	G	2	G