

Crusader Mill, Chapeltown Street, Manchester  
Offers In Excess Of £325,000

**Ascend**  
Built on higher standards

### Entrance Hallway

With a front aspect door providing access from the communal courtyard and walkway. Built in storage cupboard housing the hot water tank and plumbing for an automatic washing machine. Wall mounted electric heater, doors to bedrooms and bathrooms, engineered wood flooring. Opening through to;

### Open Plan Living Room, Kitchen & Diner

25'9" x 12'7" (7.86 x 3.85 )

From the entrance hall you're instantly greeted with an abundance of charm. Large double glazed windows flood the room with natural light, whilst the exposed brickwork, high ceilings and exposed beams make this fantastic space come alive.

In addition to the seating/living area, there is also ample space for a large dining table, perfect for entertaining!

The fitted Kitchen is complete with a range of contemporary wall mounted and base level units, perfectly complimented with quartz work top surfaces over incorporating a stainless steel sink with mixer tap. There is a range of integrated appliances, including a fridge, separate freezer and a 'Bosch' dishwasher.

The practical central island provides additional cupboard space and a breakfast bar area.

Wall mounted electric heaters, feature built in storage cupboard and shelving, continuation of the engineered wood flooring.

### Bedroom One

11'3" x 10'6" (3.44 x 3.22)

Primary double bedroom with exposed brickwork, large double glazed window and a wall mounted electric heater. Continuation of the engineered wood flooring.

This bedroom has the added benefit of bespoke fitted wardrobes with hanging rails and storage shelving.

### En Suite Shower Room

Furnished with a modern and contemporary three piece suite comprising; Fully tiled walk in shower enclosure with a rain head shower over, vanity wash hand basin and a low level WC. Tiled floor, chrome heated towel rail, exposed brickwork and double glazed windows with internal bespoke shutters providing ample privacy.

Feature lighting, extractor fan, wall mounted heated/de-misting mirror and built in storage cupboard space.

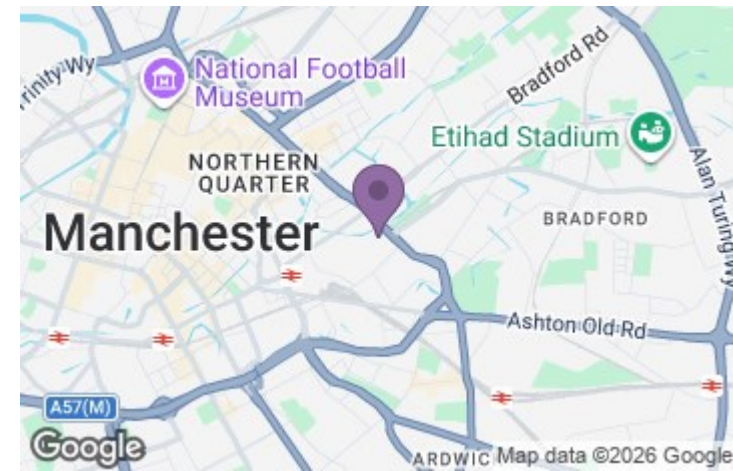
### Bedroom Two

12'0" x 11'1" (3.67 x 3.39)

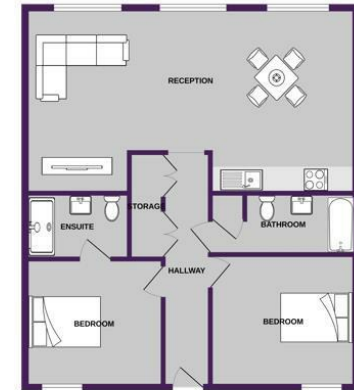
A generously sized double bedroom with exposed brickwork, high ceilings and a feature double glazed window. Wall mounted electric heater, continuation of the engineered wood flooring. Door to the en suite shower room.

### Main Bathroom

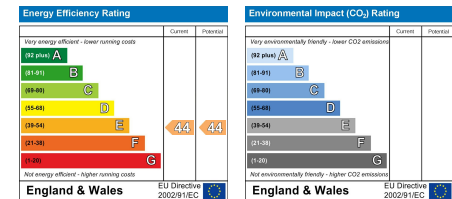
Furnished with a modern and contemporary bathroom suite comprising; Panelled bath with shower screen and rain head shower over, vanity wash hand basin and a low level WC. Part tiled walls, tiled flooring, feature lighting, chrome heated towel rail, wall mounted heated/de-misting mirror and built in storage cupboard space.



GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



FLOOR  
TOTAL FLOOR AREA: 842 sq.ft. (78.2 sq.m.) approx.



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