



**Pickford Street
Manchester, M4 5BT**

Guide Price £350,000

GAO
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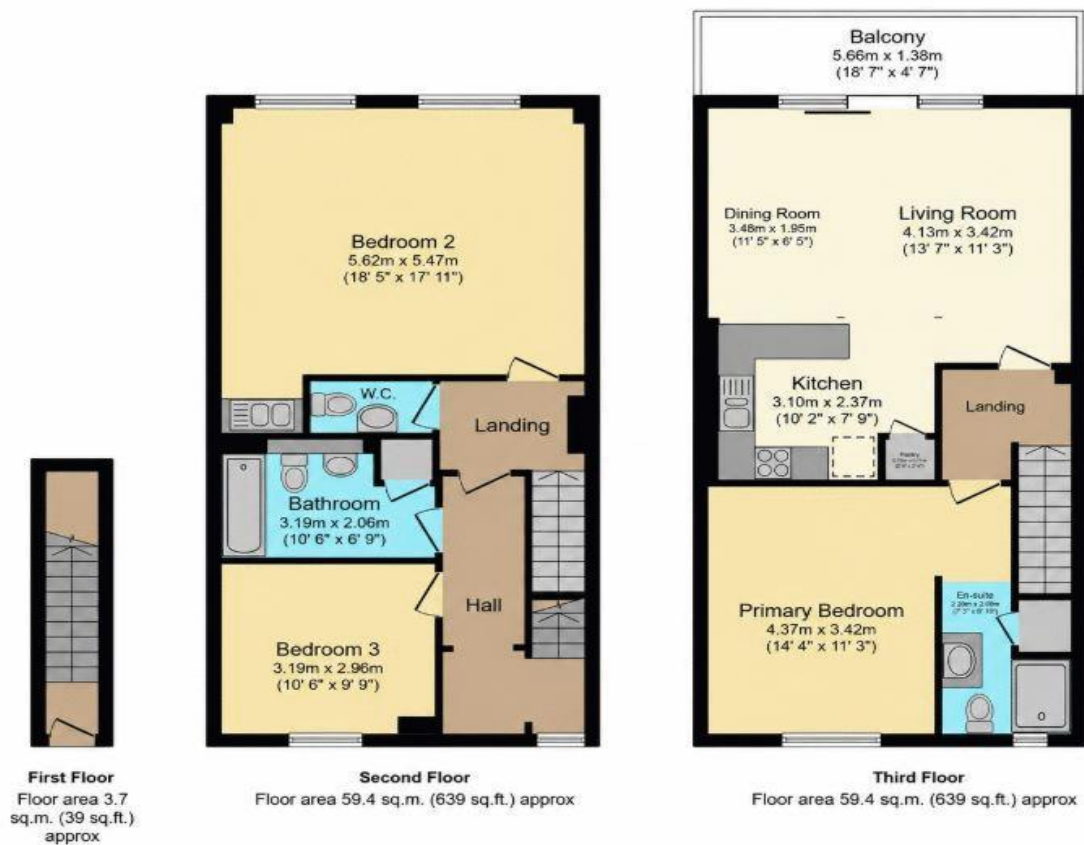


MAIN FEATURES:

- **Beautifully Presented Modern Duplex Apartment Arranged over Second & Third Floor**
- **Open Plan Kitchen/Lounge/Diner**
- **Master Bedroom with En-suite**
- **Two Further Double Bedrooms & Modern Family Bathroom/WC**
- **Balcony**
- **Allocated Parking Space**
- **No Onward Chain**

A beautifully presented modern duplex apartment arranged over the second and third floors of the highly sought-after MM2 Apartments development, benefiting from two private entrances, an allocated parking space, a long lease, and offered to the market with no onward chain. This spacious and versatile home features a generous open-plan kitchen, lounge and dining area, creating the perfect setting for both everyday living and entertaining. Doors open onto a private balcony, providing an ideal space to relax and enjoy the surroundings. The property offers a superb principal bedroom with contemporary en-suite shower room, two further well-proportioned double bedrooms, and a stylish family bathroom/WC.

Located within one of Manchester's most vibrant and desirable residential districts, residents enjoy easy access to the Northern Quarter, New Islington Marina and Manchester city centre. The area is renowned for its independent cafés, restaurants, bars and cultural attractions, whilst excellent transport links, including Piccadilly Station and the Metrolink network, make commuting simple. Combining generous accommodation, modern finishes and a prime city location, this exceptional duplex apartment offers an outstanding opportunity for professionals, families and investors seeking a stylish home in the heart of Manchester.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

www.getanoffer.co.uk

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

info@getanoffer.co.uk

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