



**105 HACIENDA 11-15 WHITWORTH STREET WEST
MANCHESTER, M1 5DB**

**£250,000
LEASEHOLD**

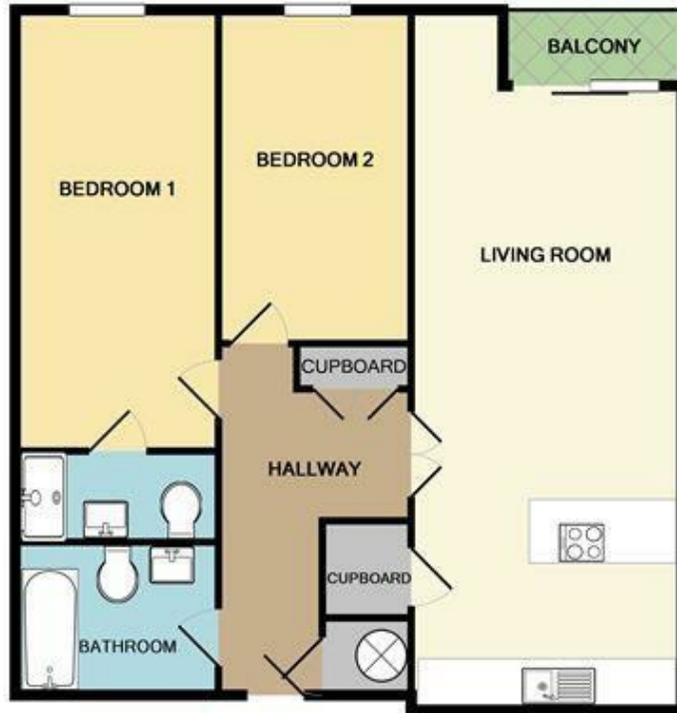
Located in the vibrant Hacienda City Centre, with two well-proportioned bedrooms, this residence is perfect for small families, couples, or individualst. The apartment features a spacious reception room, ideal for entertaining guests or enjoying quiet evenings at home.

The property also boasts two modern bathrooms, ensuring that both residents and visitors have ample facilities. The thoughtful layout maximises space and light, creating a welcoming atmosphere throughout.

In addition to its appealing interior, this apartment comes with the added benefit of parking for one vehicle, a valuable asset in a bustling city centre location.

With its prime position, residents will enjoy easy access to a variety of shops, restaurants, and local amenities, making it an ideal choice for those who appreciate the vibrancy of city living. Don't miss the opportunity to make this delightful property your new home. EWS1 form available. Tenanted until March 2026.

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TOTAL APPROX. FLOOR AREA 844 SQ.FT. (78.4 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) A			
(81-91) B			
(69-80) C		80	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 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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