C&R
Commercial & Residential
Properties

£375,000

Former St. Georges Church, Manchester, M15 4JZ



3 Bedrooms

2 Bathrooms

Citypoint 2, 156 Chapel Street, , Manchester, M3 6BF |
manchester@candrproperties.co.uk

01612279990

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C & R City are pleased to bring to the market this beautifully presented three bedroom triplex apartment which is set over three floors in Former St. Georges Church, Manchester, M15. The apartment briefly comprises of a spacious entrance hall, large fully integrated kitchen / dining area and a spacious double bedroom. To the lower level you will find two double bedrooms, master bedroom leading to an outside terrace area, a fitted master en-suite & fitted spacious family bathroom. To the upper level mezzanine you will find a spacious lounge area. The property has the added benefit of a private patio area & secure allocated parking. This property would make the perfect first time home or superb investment opportunity. The property is situated in the sought after Former St. Georges Church just a stones throw away from Manchester City Centre & close to all local amenities & major transport links. Viewings are highly recommended to appreciate what this property has to offer.

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Entrance Hall *3.20m x 1.50m (10' 6" x 4' 11")*
Double panelled radiator. Adequate power points. Ceiling light point. Smoke alarm

Downstairs WC *2.30m x 1.32m (7' 7" x 4' 4")*
Panelled door. Light brown ceramic floor & wall tiles. WC and hand wash basin with chrome taps. Single panelled radiator. Fuse. Ceiling light point.

Utility Room *1.53m x 1.25m (5' x 4' 1")*
Panelled door. Light brown ceramic floor & wall tiles. Base & wall units.

Open Plan Dining Kitchen *4.22m x 8.23m (13' 10" x 27')*
½ glazed feature panelled door. three feature leaded ornament windows to front elevation. Laminate flooring. 2 double panelled radiator. Selection of wall and base units in dark walnut with white marble worktops. Inset sink with mixer taps. Brushed metal splash back. Inset electric oven with gas hob. Feature chandelier light.

Ground Floor Bedroom *3.58m x 3.35m (11' 9" x 11')*
Panelled door. 2 x feature windows. Octagon shaped room. Laminate flooring double panel radiator. Range of power points, media point. Feature ceiling. Inset spot lights.

Mezzanine Lounge *4.84m x 7.52m (15' 11" x 24' 8")*
Laminate flooring with feature step & inset spot lights. Mezzanine level over the kitchen glazed banister over looking the 3 main feature windows. Range of power points. 3 ceiling light points and 2 walls lights.

Master Bedroom *5.01m x 4.07m (16' 5" x 13' 4")*
Double glazed French doors to front elevation leading to a private garden area.. Range of power points. Media point. Double panelled radiator.. Ceiling light point.

En-Suite *2.61m x 2.22m (8' 7" x 7' 3")*
Ceramic tiled floor. Range of bathroom units finished in beech with white inset one piece sink unit. Marble splashbacks. Double shower cubicle & e

Bedroom Two *4.31m x 3.10m (14' 2" x 10' 2")*
Double glazed window to front elevation. Adequate power points. Single panelled radiator. Ceiling light point. Built in desk area. Leading onto a walk way to

Dressing Area *4.31m x 2.46m (14' 2" x 8' 1")*
Double glazed window to front elevation. Fitted floor to ceiling wardrobes with a dressing area. Single panel radiator. Inset spot lights range of power points

Bathroom *3.46m x 2.57m (11' 4" x 8' 5")*
Four piece fitted white suite comprising; WC, handwash basin with pedestal and bath and double shower cubicle with enclosure. All suite fitted with contemporary chrome furniture All walls and floor fully tiled in an light stone effect tile. Chrome heated towel rail. Extractor fan. Ceiling light point. Storage cupboard housing electric wet central heating system.

External
Private garden terrace. Large landscaped communal ground. Secure allocated parking space.

General Information
99 year lease. Ground rent £150 per annum. Service Charge £7178 per annum. EPC Rating D.

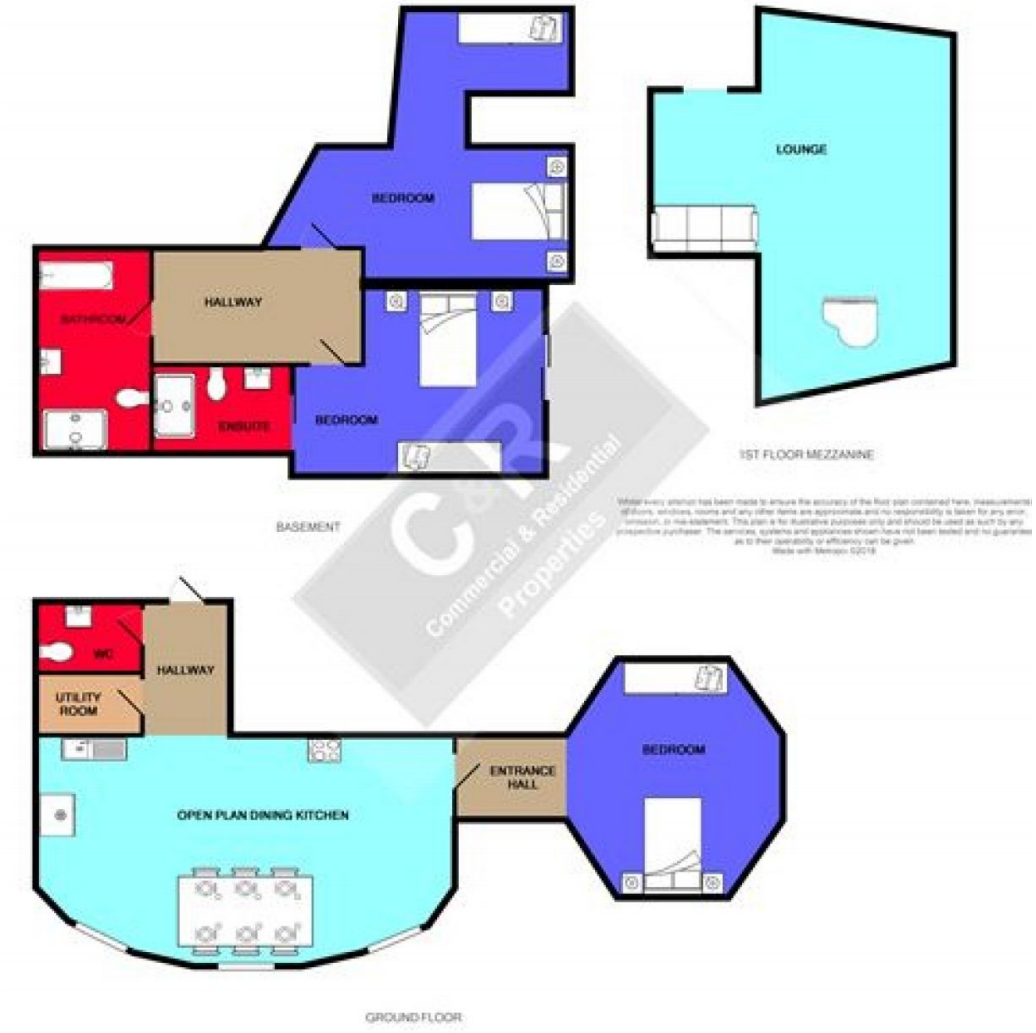
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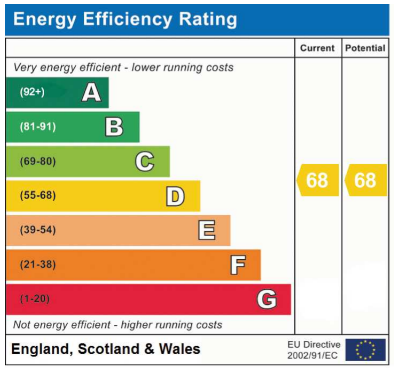
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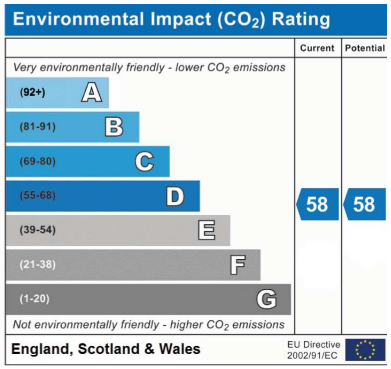
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