



2 Umbrella Mill

Addington Street | Manchester | M4 5FQ

Asking Price £660,000

The
**GOOD
ESTATE**
AGENCY

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Welcome to this stunning three-bedroom duplex apartment located in the vibrant and fashionable area of Ancoats, Manchester city centre. Spanning an impressive 1,937 square feet, this unique property offers a perfect blend of modern living and stylish design.

As you enter, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The open-plan layout allows for a seamless flow between the living areas, making it ideal for both family life and hosting guests. The large windows flood the space with natural light, creating a warm and inviting atmosphere.

The apartment features three well-appointed bedrooms, each designed with comfort in mind. The three bathrooms ensure that there is no need to queue in the mornings, providing convenience for all residents. Each bathroom is fitted with contemporary fixtures, adding a touch of luxury to your daily routine.

Situated in the heart of Ancoats, this property benefits from a vibrant community with an array of trendy cafes, restaurants, and shops just a stone's throw away. The area is well-connected, making it easy to explore the rest of Manchester and beyond.

This exceptional duplex apartment is perfect for those seeking a stylish urban lifestyle in one of Manchester's most desirable neighbourhoods. With its generous living space, modern amenities, and prime location, this property is not to be missed. Come and experience the charm of Ancoats living for yourself.

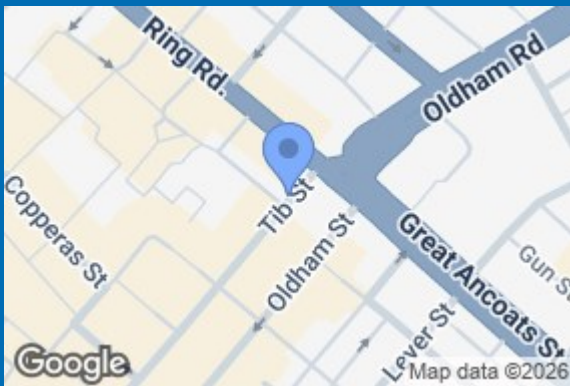
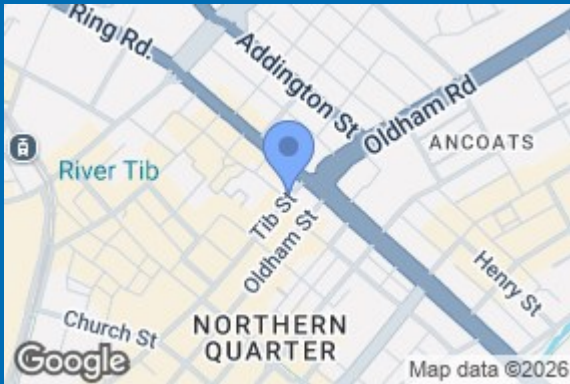
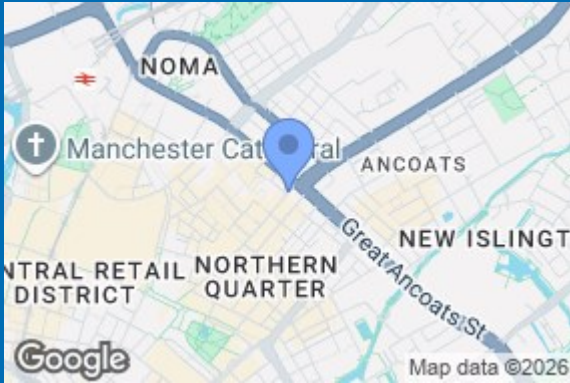
- DUPLEX APARTMENT
- STUNNING MILL CONVERSION
- 1,937 SQ FT
- MODERN, HIGH SPEC KITCHEN WITH DINING AREA
- THREE LUXURIOUS FULLY TILED BATHROOMS
- THREE DOUBLE BEDROOMS
- ACCOMMODATION OVER TWO FLOORS
- SPACIOUS OPEN PLAN LIVING ROOM WITH ADJACENT GAMES ROOM AREA
- PERIOD FEATURES THROUGHOUT
- LOCATED IN THE FASHIONABLE AREA OF ANCOATS, MANCHESTER CITY CENTRE





3 BED, 3 BATH DUPLEX APARTMENT. A stunning, unique three bedroom duplex apartment in the heart of the highly sought after and fashionable area of Ancoats, Manchester city centre. The property includes entrance hall, dining kitchen with sleek, modern, fully fitted units and beautiful dining space, three double bedrooms with fitted wardrobes / dressing room area, three fully tiled, luxurious bathrooms, games room and large open plan living area all laid out over two very spacious floors. Based in a converted mill, the property boasts period features including exposed beams, pillars, pipework and brickwork throughout. Totalling 1,937sqft, there are a few apartments in the city centre that offer so much space yet feel so warm and homely as this incredible property. Located only a short walk to the shops, bars & restaurants that Ancoats & the Northern Quarter have to offer, yet conveniently positioned on the city's inner ring road so access to Victoria & Piccadilly Train Stations, the city centre and other Manchester neighbourhoods is made incredibly easy. To organise a personal, accompanied viewing of this wonderful property, please call our Sales Team at The Good Estate Agency who will be delighted to assist and arrange this for you.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(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		

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