



1 Harrison Street | Manchester | M4 7BF

Asking Price £165,000

The
**GOOD
ESTATE**
AGENCY

1 Harrison Street | New Islington, Ancoats Manchester | M4 7BF

1 BEDROOM APARTMENT WITH BALCONY. Welcome to The Loom Building, a stunning apartment located in the vibrant area of Ancoats. This modern development offers a perfect blend of contemporary living and urban convenience. Spanning an impressive 495 square feet, this one-bedroom apartment is ideal for individuals or couples seeking a stylish home in a sought-after location.

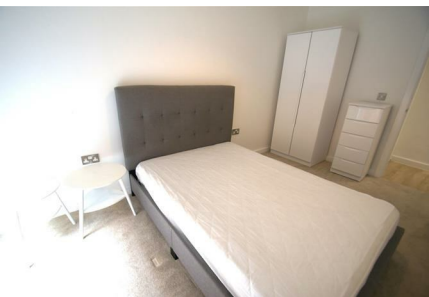
Upon entering, you will find an entrance hall and well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features a comfortable bedroom, ensuring a peaceful retreat at the end of the day. The bathroom is modern and functional, catering to all your daily needs.

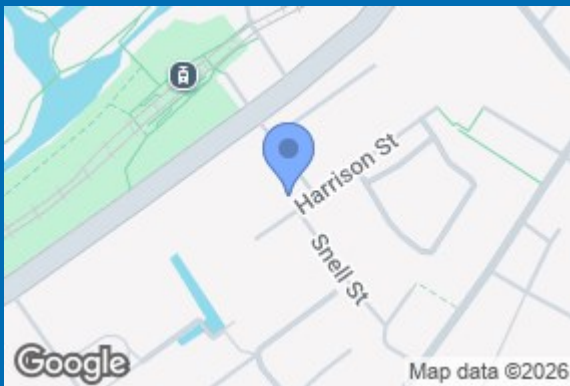
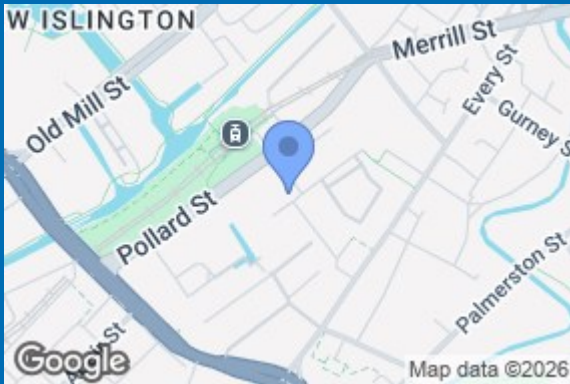
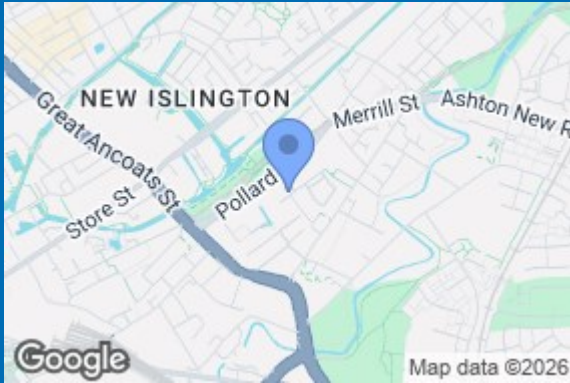
One of the standout features of this property is the delightful balcony, which offers a lovely outdoor space to enjoy fresh air and views of the surrounding area. The apartment is situated close to the New Islington Tram stop, providing excellent transport links to the rest of Manchester, making it an ideal choice for commuters.

Recently let for £1,125 per calendar month (now vacant), this property presents a fantastic investment opportunity for those looking to expand their portfolio. With its prime location and modern amenities, The Loom at Vulcan Mill is not just a place to live, but a lifestyle choice that embodies the best of city living. Don't miss the chance to make this exceptional apartment your new home or investment.

- ONE BEDROOM APARTMENT
- FIRST FLOOR
- FULLY INTEGRATED KITCHEN
- VIDEO INTERCOM
- 495 SQ FT
- SPACIOUS LIVING & DINING ROOM WITH BALCONY
- HOUSE BATHROOM WITH SHOWER OVER BATH
- CLOSE TO THE NORTHERN QUARTER AND WITHIN WALKING DISTANCE OF BOTH VICTORIA & PICCADILLY STATIONS







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	78	78
(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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