



1 Harrison Street | Manchester | M4 7BF

Asking Price £250,000

The
**GOOD
ESTATE**
AGENCY

1 Harrison Street | New Islington
Manchester | M4 7BF
Asking Price £250,000

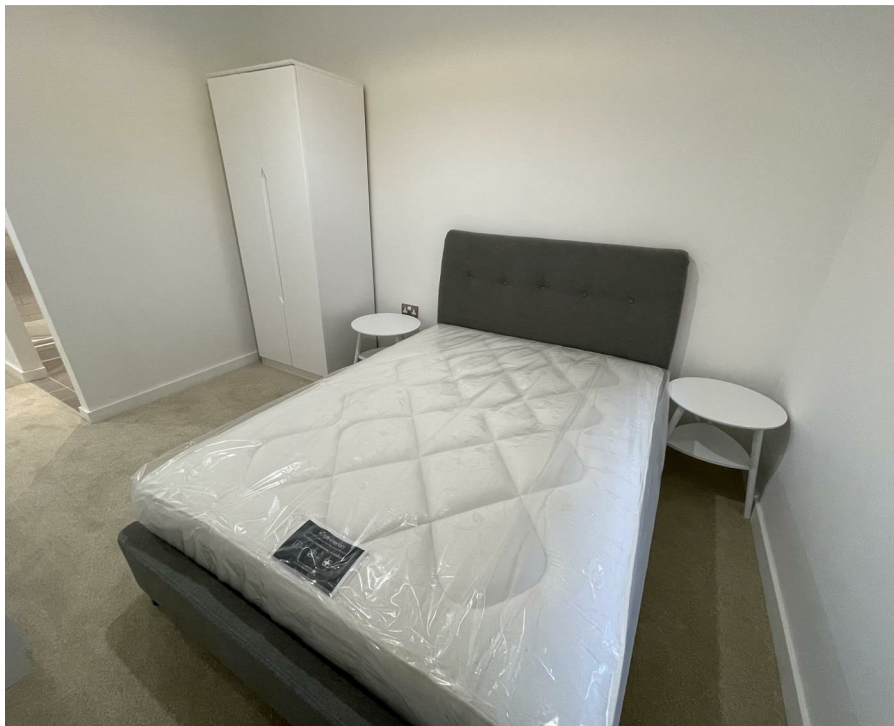
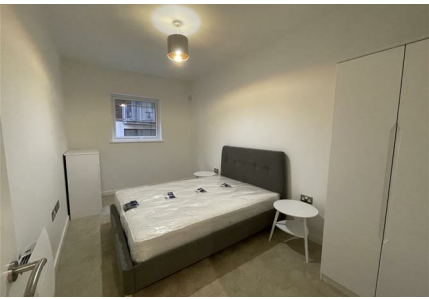
Nestled in the vibrant area of New Islington, Ancoats, this splendid ground floor apartment in the Loom Building offers a perfect blend of modern living and urban convenience. Spanning an impressive 847 square feet, the property features two well-proportioned bedrooms and two contemporary bathrooms, making it an ideal choice for professionals or small families seeking a comfortable home.

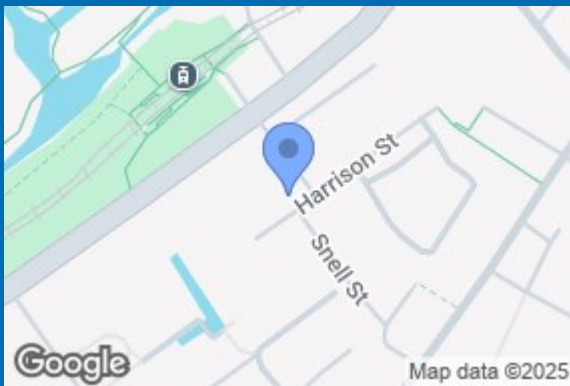
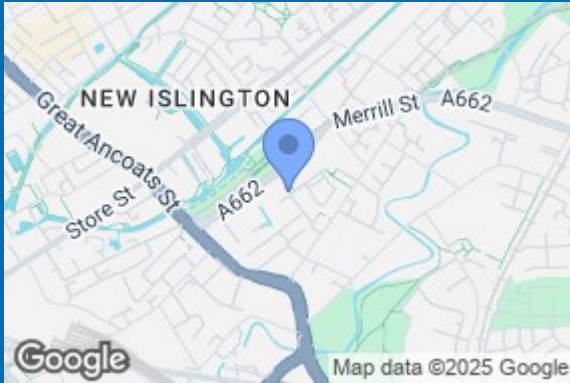
The spacious reception room is designed for both relaxation and entertaining, while the balcony provides a delightful outdoor space to enjoy fresh air and views of the surrounding area. The apartment's location is particularly advantageous, as it is within walking distance of the lively Northern Quarter, known for its eclectic mix of shops, cafes, and cultural attractions, as well as easy access to Victoria station for convenient transport links.

Currently let for £1,300 per calendar month until October 2025, this property presents an attractive investment opportunity, achieving a rental yield of 6%. Whether you are looking to invest or seeking a stylish residence in a thriving community, this apartment in the Loom Building is not to be missed. Embrace the chance to own a piece of this dynamic neighbourhood, where modern living meets the charm of city life.

- TWO BEDROOM APARTMENT
- GROUND FLOOR
- FULLY INTEGRATED KITCHEN
- HOUSE BATHROOM WITH SHOWER OVER BATH
- SITUATED WITHIN WALKING DISTANCE OF THE NORTHERN QUARTER AND VICTORIA & PICCADILLY STATIONS
- 847 SQ FT
- SPACIOUS LIVING & DINING ROOM
- BALCONY
- CURRENTLY LET FOR £1,300PCM UNTIL 17/10/25, ACHIEVING A RENTAL YIELD OF 6%
- NEW ISLINGTON, ANCOATS LOCATION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		80	80
(5-6) D			
(3-4) E			
(1-2) F			
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk