

# TRADING PLACES

£250,000

Pollard Street, Manchester M4



2

Bedrooms



2

Bathrooms

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**\*\*\*WITH CAR PARKING SPACE\*\*\*** Situated in a highly sought-after central Manchester location, this well-presented apartment at Albion Works offers modern city living just moments from the vibrant Northern Quarter and Ancoats.

The property features a bright and spacious open-plan living and dining area, ideal for both relaxing and entertaining, complemented by a contemporary kitchen. The apartment is completed by two generously sized bedrooms - one a mezzanine style with en-suite and a modern bathroom finished to a high standard.

#### WHAT WE LOVE

The location and setting! Being in a converted mill the apartment blends history with stylish modern living. Incorporating original windows and high ceilings floods the whole apartment with natural light.

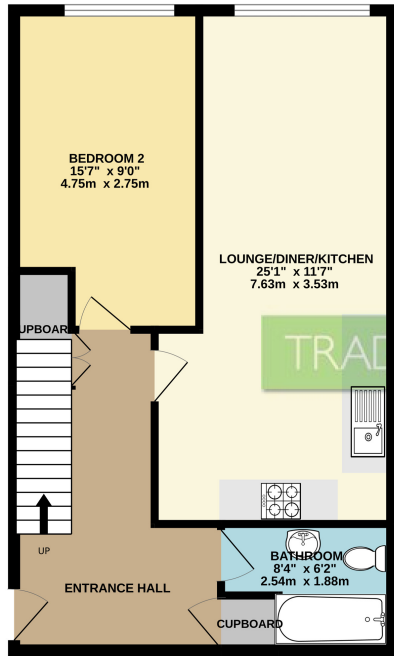
#### THE AREA

You'll be within minutes walk of Manchester city centre, which offers excellent access to a wide range of independent cafés, bars, restaurants and shops, as well as convenient transport links including Piccadilly Station and the Metrolink. This apartment is perfectly suited to first-time buyers, professionals or investors seeking a strong city-centre location.

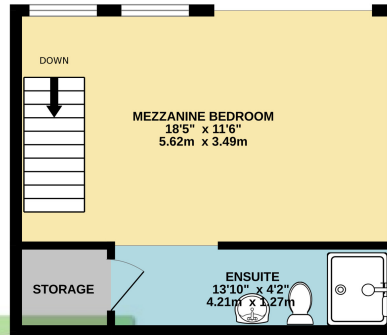
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GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	51
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Pollard Street, Manchester M4

