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25, Simpson Street, Manchester

£200,000



This beautifully presented two-bedroom apartment is situated on the first floor of a modern development, ideally positioned just a short walk from the trendy Northern Quarter in Manchester's City Centre. The property offers a blend of style, space, and convenience, making it an ideal choice for city living.

The apartment boasts two generously sized double bedrooms, both offering ample natural light. The master bedroom benefits from a private en-suite bathroom, complete with contemporary fixtures and fittings. The second bedroom is equally spacious and perfect for guests, a home office, or a second occupant.

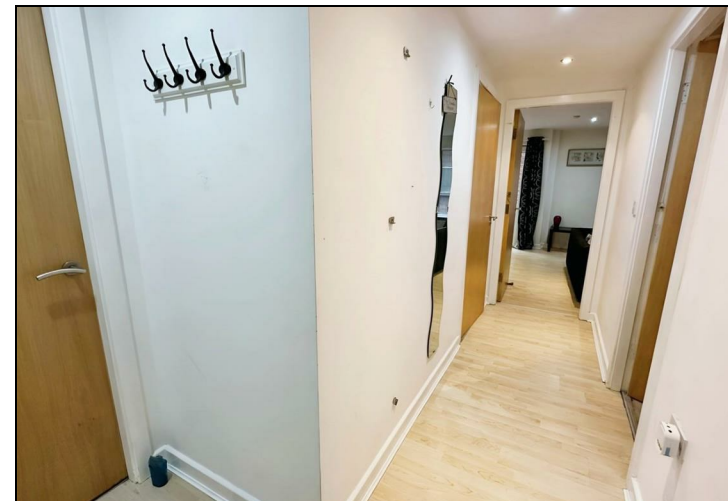
The open-plan living and dining area provides a comfortable and inviting space for relaxation and entertaining. The area is well-proportioned and leads seamlessly into a fully fitted modern kitchen, equipped with appliances including an oven, hob and fridge-freezer. The sleek design and ample storage make it perfect for cooking and dining at home.

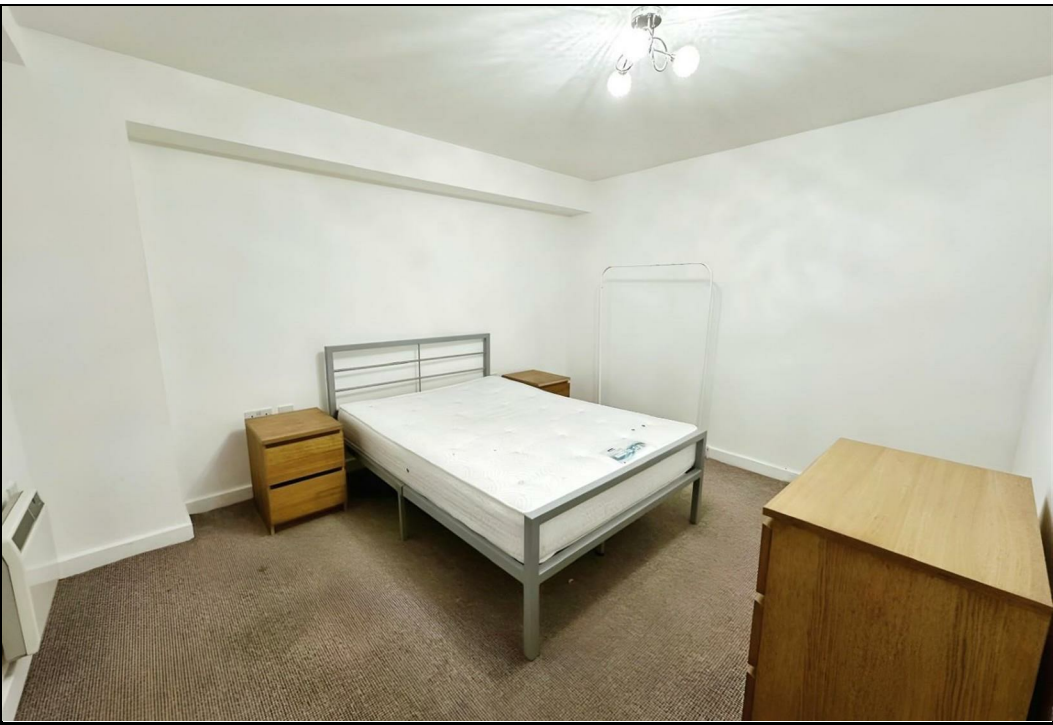
With its prime location near the vibrant Northern Quarter—renowned for its independent boutiques, cafes, bars, and restaurants—this apartment offers an ideal combination of modern living and city-centre convenience. Perfect for professionals, couples, or small families looking to enjoy everything Manchester has to offer.



KEY FEATURES

- TWO DOUBLE BEDROOMS
 - EN-SUITE
 - FIRST FLOOR
 - MOVE IN READY
- CLOSE TO CITY CENTRE
- WELL PRESENTED







Kitchen/Living/Dining Room
9.28m x 4.51m
(30' 5" x 14' 10")

Bedroom 2
3.70m x 2.69m
(12' 2" x 8' 10")

Bedroom 1
3.70m x 3.20m
(12' 2" x 10' 6")

Bathroom
2.59m x 2.59m
(7' 2" x 6' 10")

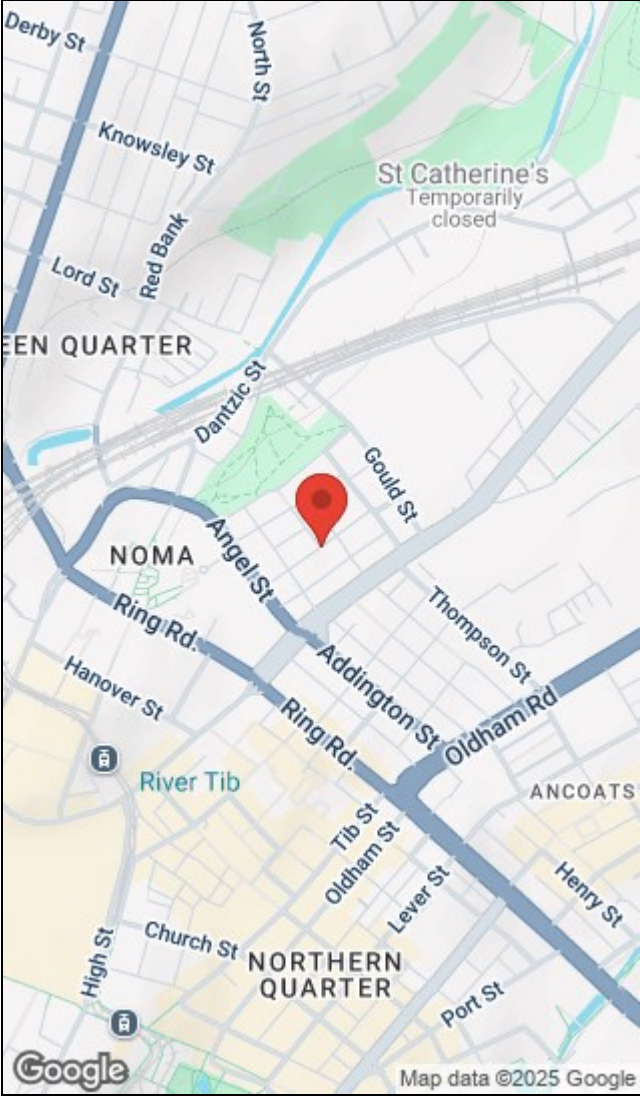
En-suite
2.19m x 1.20m
(7' 2" x 3' 11")

Hall

Floor Plan
Floor area 74.6 m² (803 sq.ft.)

TOTAL: 74.6 m² (803 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com



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