





### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**\*\*PENTHOUSE DUPLEX APARTMENT!\*\***

Hunters Estate Agents are excited to market this well presented, duplex penthouse apartment in the Ancoats area of Manchester! The property is offered with no onward chain, has allocated parking & lift access! EWS1 form is available upon request. Internally, to the first floor is an open plan modern living space with floor to ceiling windows, fully fitted kitchen & breakfast bar. To the ground floor, there are two well proportioned bedrooms and a main three piece bathroom suite. Boasting 730 square foot of living space this apartment is truly spacious! the property is ideally situated for City life, being close by to all the bars, restaurants & attractions Manchester City Centre offers along with its excellent public transport links.

**Living Room/Kitchen**

21'2 x 17'0

Laminate flooring throughout, ceiling light points & spotlights, breakfast bar, fully fitted kitchen with base/wall units. UPVC double glazing, electric radiators.

**Bedroom One**

14'4 x 10'10

UPVC double glazing, carpeted flooring, electric radiator.

**Bedroom Two**

14'3 x 5'11

UPVC window, carpeted flooring, electric radiator.

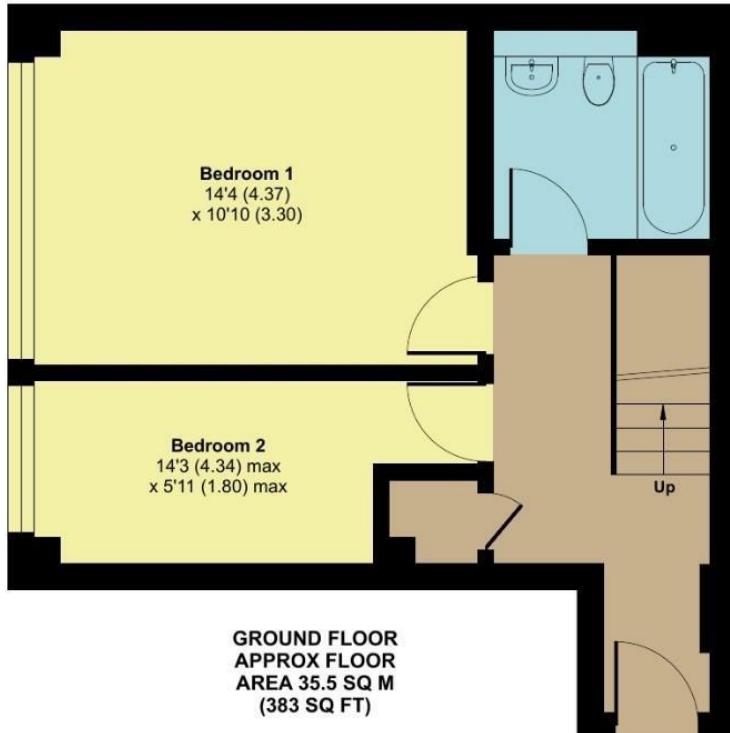
**Bathroom**

To the ground floor, three piece bathroom suite, electric heater, partially tiled walls, vinyl flooring.

# Pickford Street, Manchester, M4

Approximate Area = 730 sq ft / 67.8 sq m

For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 35.5 SQ M  
(383 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 32.2 SQ M  
(347 SQ FT)



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2023.  
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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**HUNTERS**  
HERE TO GET *you* THERE