



Hood Street, Manchester

£525,000 Leasehold

2 bedroom town house for sale

Description

A TRULY UNIQUE 2 BED, 2 STORY TOWNHOUSE HOUSE WITH SECURE PARKING SITUATED IN THE POPULAR AREA OF CUTTING ROOM SQUARE. This city centre home is so rare that it will be a must-have for any homeowner or investor as there are not many homes like this located in the city centre.

As you step through the front door into the entrance porch, you are greeted by a warm and inviting ambiance. The ground floor features a spacious living area with tasteful décor and ample natural light, creating a welcoming atmosphere for relaxing or entertaining guests; a sleek and fully equipped kitchen, complete with high-end appliances and a W.C.

Ascending to the upper floor, you'll find two generously sized double bedrooms off the large landing area. There is also a modern, four piece bathroom featuring contemporary fixtures.

Cutting Room Square has an eclectic mix of old and new architecture, with striking modern developments standing side by side with lovingly preserved industrial buildings. The streets are alive with the buzz of creativity, as artists, designers, and entrepreneurs breathe new life into the neighbourhood, making it a thriving cultural hotspot.

Council Tax Band: C



Tenure: Leasehold (243 years)

Ground Rent: £375 per year

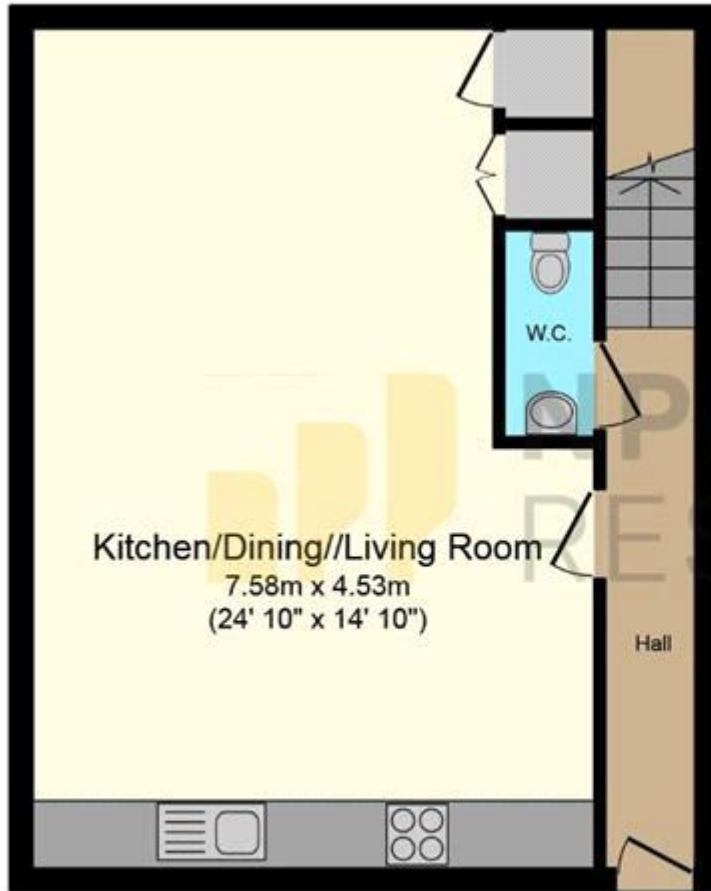
- Annual Service Charge (property): £1960.84

- Annual Service Charge (parking): £532.62

- Ancoats annual estate fee: £103.38

Tenure

Leasehold



Ground Floor



First Floor

Total floor area 88.5 sq.m. (953 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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