



# Loom Street

£600,000 Leasehold

Stunning five bedroom townhouse

## Description

A RARE AND STUNNING FIVE-BEDROOM TOWNHOUSE LOCATED IN THE HEART OF ANCOATS, IDEAL FOR ANY INVESTOR OR SOMEONE LOOKING TO EXPERIENCE CITY LIVING LIFE. This property is spread out across four floors and benefits from a secure and private double garage and underfloor heating throughout.

This modern property comes with five bedrooms, two of which have en suites, a family bathroom and a ground-floor WC. The main living area is on the first floor and is open plan and very spacious it also benefits from a private patio garden. Off of two of the bedrooms, there are private balconies that have enough room for a seated area.

If it's the city life you love then this property is ideal for you as it is located in Ancoats which is just a short walk from the centre of Manchester. You would have everything you need on your doorstep including restaurants, bars and coffee shops. There are also many shops in the area for all your needs including Arndale Shopping Centre just a short walk away for your retail needs.

Council Tax Band: F

Tenure: Leasehold (989 years)

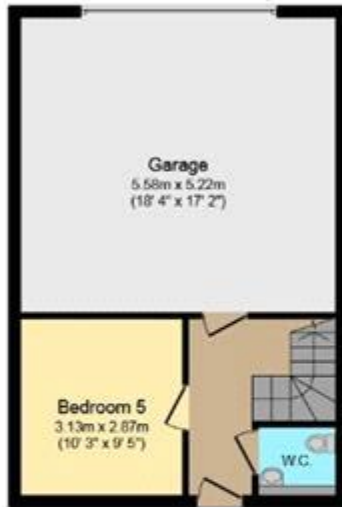
Ground Rent: £350 per year

Service Charge: £460 per year



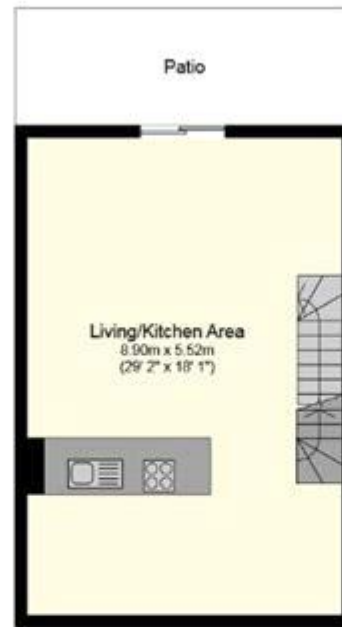
# Tenure

Leasehold



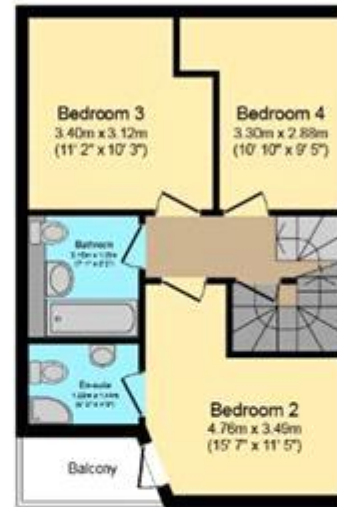
### Ground Floor

Floor area 47.0 sq. m. (506 sq. ft.) approx



### First Floor

Floor area 47.0 sq. m. (506 sq. ft.) approx



### Second Floor

Floor area 44.0 sq. m. (474 sq. ft.) approx



### Third Floor

Floor area 29.0 sq. m. (312 sq. ft.) approx

Total floor area 167.0 sq. m. (1,798 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
 NPP Residential - Head Office  
 22 Lloyd Street, Manchester M2 5WA  
 Tel: 0161 639 0050 Email: [info@nppresidential.co.uk](mailto:info@nppresidential.co.uk) Website: <https://nppresidential.co.uk/>