



Guest Street, Manchester - Offers Over £575,000

This immaculately presented, three storey townhouse is spread across 1,500 square feet and benefits from a spacious, private garden overlooking Ashton Canal. The property consists of a modern, open plan living and kitchen area and three generously sized bedrooms. The master bedroom itself is 500sq.ft and encapsulates the entire top floor, including a repeat room, currently used as a nursery, a walk-in wardrobe and three-piece bathroom suite. The open plan theme is consistent across all three floors and the presence of large windows throughout the property creates an abundance of light. In addition to the property itself, it also offers two allocated parking spaces, one of which has an EV charger installed, and a pet friendly policy for all residents.

Located only a short walk to New Islington Marina, Urban Exchange Retail Park and Cutting Room Square, it has all the amenities you could need within the vicinity. Furthermore, with it being a pet friendly development, you can enjoy a quick walk down the canal!

- Three Bedrooms + Office
- Private Garden with Water Views
- Huge Open Plan Living Space
- Two Allocated Parking Spaces
- Spacious Townhouse
- Close to New Islington Marina
- Immaculately Presented Throughout
- Over 1500 square feet

GENERAL

Rental Yield: 5.43% (based on an expected rental of £2,600 pcm)
 Service Charge: £736.44 per annum
 Ground Rent: Peppercom (£0)
 Lease: 232 years from 3rd February 2022
 Floor Area: 1518 sq ft approx (141 sq.m approx)
 Council Tax Band: D
 Management Company: RMG UK

GROUND FLOOR

Upon entering the property, you walk into a large open plan living/kitchen area. The kitchen comprises of wall and base units, a central island unit with storage and built-in sink with hot water mixer tap, integrated dishwasher, integrated fridge/freezer, built-in oven, four ring induction hob and extractor over, stainless steel sink, engineered wood flooring and spotlights. The living and dining areas are on both sides of the kitchen, offering flexible living. There is also access to a WC underneath the stairs and a private garden with water views leading from the living area.

FIRST FLOOR

On the first floor you will find two large bedrooms, both of which have double glazed windows, carpeted flooring, radiators, spotlights and built-in wardrobes. There is also access to a small balcony which can be accessed via bedroom 1 and bedroom 2 benefits from views of the canal. There are two storage cupboards accessed via the hallway, one of which houses the boiler and the other has plumbing for a washing machine/dryer. Further to this, there is a main, three-piece bathroom which comprises a bath with shower attachment over, WC, sink with mixer tap and a heated towel rail.

SECOND FLOOR

The master suite covers the entire second floor and comprises large, double glazed windows, carpeted flooring, radiators, spotlights and ceiling lights, fitted wardrobes on both sides, as well as a walk-in wardrobe that leads to a gorgeous three-piece ensuite bathroom. The current owners use this floor as a bedroom and nursery.

PARKING

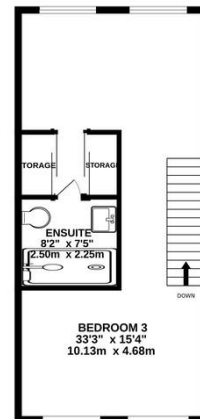
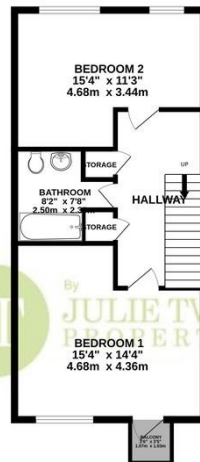
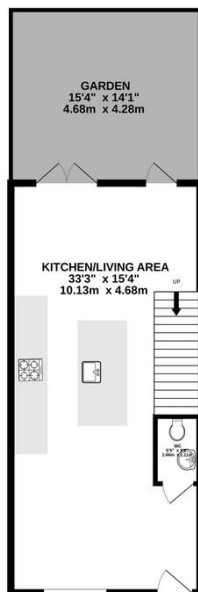
This beautiful townhouse also benefits from two allocated parking spaces, one of which has an EV charger installed.



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.

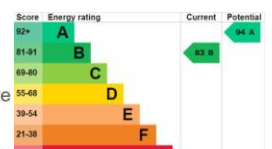
1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.

2ND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1517 sq.ft. (141.0 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 is given as to their operability or efficiency can be given.
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