



**JULIE TWIST
PROPERTIES**



31 Tib Street, Manchester

Offers Over £270,000

Lying in the heart of the Northern Quarter, 31 Tib Street has been sensitively converted into 14 flats. this two-bedroom flat is on the second floor of this New York style loft conversion and measures approximately 850 square feet. The property benefits from many original features, including high ceilings and large sash windows. The apartment comprises spacious living/dining area and open plan kitchen with integrated appliances and plenty of natural light; two double bedroom with an ensuite to the master and a main three piece bathroom. 31 Tib Street is located within minutes of an array of bars, shops and restaurants that the Northern Quarter has to offer. The Arndale Shopping Centre, Piccadilly and Ancoats is also only a short walk away!

- Two Double Bedrooms
- Fantastic Location
- Open-Plan Kitchen
- Northern Quarter
- Large Living Space
- Original Sash Windows
- Wooden Flooring
- Converted Building

GENERAL INFORMATION

Rental Yield: 6.2% (Based on expected rental of £1400pcm)
Service Charge & Ground Rent: Approx. £1500 pa
Lease: 125 years from 22.12.2006
Council Tax Band: E, Aprx £1754.04 pa
Management Company: TSL Tib Ltd & Talbot Scott Ltd
Periodic tenancy in place paying £1150pcm.

HALLWAY

Wooden flooring, intercom entry phone, spotlights, smoke alarm and cupboard housing the boiler.

LIVING ROOM

Six double glazed sash windows, wall mounted heater, wooden flooring, spotlights, phone/tv point and smoke alarm.

KITCHEN

Open plan kitchen comprising a range of wall and base units, built-in oven with Baumatic hob with extractor over, stainless steel sink with mixer tap, washer/dryer, integrated fridge/freezer, integrated dishwasher, spotlights and wooden flooring.

MASTER BEDROOM

Double glazed sash window, wooden flooring, wall mounted heater, ceiling lighting and access to ensuite bathroom.

ENSUITE

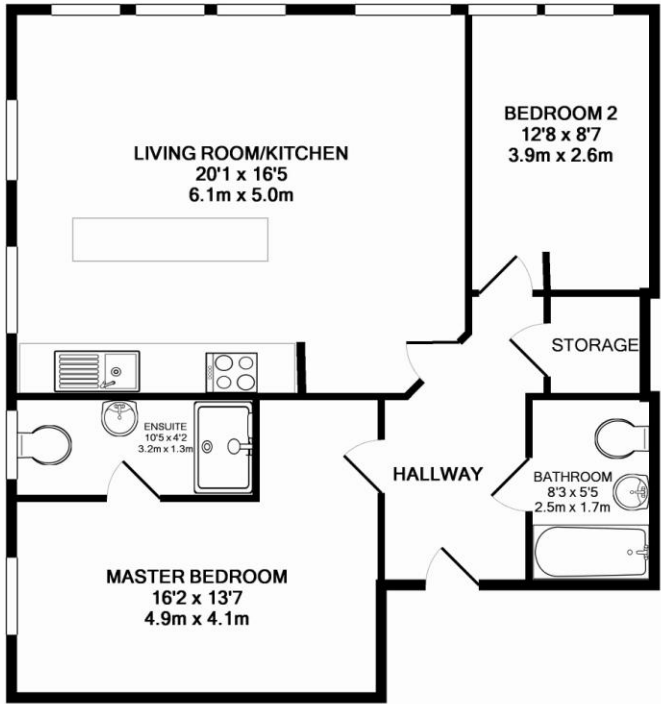
Accessed via the master bedroom, the ensuite bathroom comprises low level WC, sink with mixer tap, walk-in shower cubicle, wall mirror, double glazed sash window, extractor fan and lino flooring.

BEDROOM 2

Two double glazed sash windows, wooden flooring, wall mounted heater and ceiling lighting.

BATHROOM

Fitted bathroom with three-piece white suite comprising low level WC, pedestal wash hand basin & matching panel bath with an electric shower over. Tiled walls to bath area. Ceiling light point.



TOTAL APPROX. FLOOR AREA 850 SQ.FT. (79.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given
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