



### 31 Tib Street, Northern Quarter, Manchester - Offers Over £210,000

Julie Twist Properties welcome to the market this beautifully converted, second floor apartment located within 31 Tib Street, in the heart of the Northern Quarter. The apartment comprises a spacious entrance hallway, a fully fitted kitchen with integrated appliances which is open plan to the living area, a spacious double bedroom and a three-piece bathroom suite. Original features have been maintained throughout, including high ceilings, exposed brickwork, sash windows and wooden floors.

31 Tib Street is a five-storey Victorian warehouse that has been beautifully. You are a stone's throw away from a range of bars, shops, cafés and restaurants. Ancoats, Piccadilly and the Arndale Shopping Centre are all within a few minutes walk too as is Piccadilly & Victoria train station.

- Second Floor Apartment
- Converted Victorian Warehouse
- One Double Bedroom
- Original Features Throughout
- Open Plan Living / Kitchen
- In the Heart of the Northern Quarter
- Short Walk to New Islington Marina
- Close to Public Transport Links

**GENERAL**

Rental Yield: 5.86% based on an expected rental income of £1025 pcm  
 Service Charge: £1560 per annum  
 Ground Rent: £100 per annum  
 Ground Rent Review Period:  
 Square Footage: 493 sq.ft / 45.8 sq.m  
 Council Tax Band: C  
 Management Company: Talbott Scott

**HALLWAY**

Wooden flooring, access to storage cupboard housing the boiler and with plumbing for a washing machine/dryer, intercom entry system and spotlights.

**LIVING AREA**

Large sash windows, exposed brickwork, wooden flooring, wall mounted heater, phone/tv point and spotlights.

**KITCHEN**

Open plan to the living area, the kitchen comprises of a range of wall and base units, space for a fridge/freezer, integrated dishwasher, four ring hob with extractor over, built-in oven, stainless steel sink with mixer tap and drainer, wooden flooring and ceiling light.

**BEDROOM**

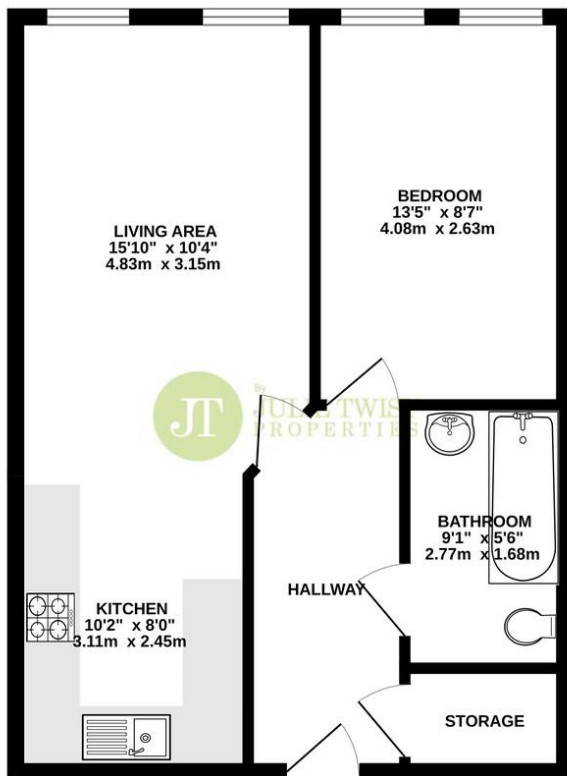
Large sash windows, exposed brickwork, wooden flooring, spotlights and wall mounted heater.

**BATHROOM**

Three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, tiled flooring, tiled walls, wall mirror and spotlights.



SECOND FLOOR  
 493 sq.ft. (45.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 493 sq.ft. (45.8 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 as to their operability or efficiency can be given.  
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