



## 57 Tib Street, Manchester, M4 1LS Offers in excess of £300,000

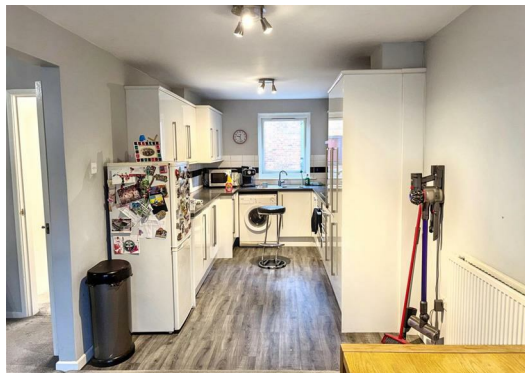
Located in the heart of Manchester's vibrant Northern Quarter, this unique and stylish three-bedroom townhouse offers spacious accommodation arranged over three floors, combining contemporary city living with character and convenience. Situated on the ever-popular Tib Street, the property is ideally placed for an array of independent cafés, restaurants, bars, shopping facilities and excellent transport connections.

The accommodation briefly comprises a private entrance vestibule leading to a stunning open-plan kitchen/dining room and living area, creating a superb space for both entertaining and everyday living. The kitchen is fitted with a range of units and enjoys direct access to a private balcony, while the bright living room benefits from large windows flooding the space with natural light.

To the upper floor are three bedrooms, including a generous principal bedroom with access to a charming Juliet balcony. A modern family bathroom serves all bedrooms, while the versatile third bedroom could also be utilised as a home office or guest room.

Offering the rare opportunity to acquire a three-bedroom freehold-style home in one of Manchester's most sought-after city centre locations, this property is perfectly suited to professionals, families and investors alike.

Early viewing is highly recommended.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

**Leasehold Information**

90 years remaining on the lease  
 Ground rent: £10 per annum  
 Maintenance charge: £50 per month

This information is provided by the vendor and should be verified during the conveyancing process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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