



**105 HACIENDA 11-15 WHITWORTH STREET WEST
MANCHESTER, M1 5DB**

**£250,000
LEASEHOLD**

Welcome to this charming apartment located in the vibrant Hacienda City Centre. This delightful property features a well-appointed reception room, perfect for entertaining guests or enjoying a quiet evening at home. With two spacious bedrooms, this apartment offers ample space for relaxation and privacy. The two modern bathrooms ensure convenience for both residents and visitors alike.

The apartment is offered with the added benefit of an EWS1 form, providing peace of mind regarding the building's safety and compliance. Additionally, there is no chain involved, allowing for a smooth and efficient purchasing process.

For those with a vehicle, the property includes parking for one car, a valuable feature in this bustling area. Furthermore, the furniture is included in the price, making it an ideal opportunity for

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TOTAL APPROX. FLOOR AREA 844 SQ.FT. (78.4 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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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 86 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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