



3 bed duplex to buy in M1

Dickinson Street, City Centre, Manchester,
Greater Manchester, M1 4LX

£275,000 Starting Bid

 x 3  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Three well-proportioned
- ✓ Master bedroom with ensuite bathroom
- ✓ Spacious family bathroom
- ✓ Private balcony with stunning
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

Description

Three bedroom duplex apartment located in the highly sought-after Tuscany House, ideally situated in the heart of City Centre Manchester. This stylish property offers a contemporary living space with high-quality finishes, an ensuite master bedroom, making it perfect for professionals, couples, or small families looking for a prime urban residence.

Key Features:

Three well-proportioned bedrooms

Master bedroom with ensuite bathroom

Spacious family bathroom

Open-plan kitchen and living area

Large windows offering plenty of natural light

Private balcony with stunning views

Fully integrated modern kitchen

Secure entry and 24-hour concierge service

Allocated parking space (if applicable)

Close proximity to Manchester's shopping, dining, and entertainment districts

Excellent transport links

Description:

This attractive duplex apartment offers a blend of luxury and practicality, designed with modern living in mind. As you enter the property, you are greeted by an inviting hallway with spiral staircase. The hall leads directly into a fully airconditioned reception room with access to a private balcony, bedroom three is located off the reception room and has direct balcony access. The fully fitted kitchen is equipped with built in electric oven, hob and extractor, as well as a fridge freezer and space for a washing machine.

Upstairs, you'll find the master bedroom with fitted wardrobes and an ensuite bathroom, featuring a bath, toilet, and basin. The second bedroom is generously sized, ideal for family, guests, or home office. The main shower room is equally stylish, complete with a WC, basin and shower.

The apartment benefits from a neutral décor throughout, with modern finishes and plenty of storage space.

We have been advised the property is not suitable for Air bnb usage

Location:

44 Tuscany House is located in the heart of Manchester City Centre, offering easy access to the city's many amenities, including the adjacent China Town. The property is just a short walk from the Arndale Centre, Deansgate, and Northern Quarter, where you can enjoy a variety of restaurants, bars, shops, and cultural venues. The area is well-connected by public transport, with Manchester Piccadilly and Victoria stations within walking distance, making commuting a breeze.

Council Tax Band: E

Tenure: Leasehold

Length of Lease: 973

Annual Service Charge Amount: £2,260.00

Price: Starting Bid £275,000

Property Type: Duplex

Parking: Allocated

Year built: 1999

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: Yes

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	S1	S1
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Dickinson Street, City Centre, Manchester, Greater Manchester, M1 4LX

Contact your local branch today for more information on this property:

HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,
<https://www.simply-residential.co.uk/>

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