

1 Harrison Street | Manchester | M4 7BJ

Asking Price £240,000

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Nestled in the vibrant area of New Islington, Ancoats, the Loom Building presents an exceptional opportunity for those seeking a modern apartment in a prime location. This fifth-floor residence boasts a generous 807 square feet of living space, featuring two well-proportioned bedrooms and two contemporary bathrooms, making it ideal for professionals or small families.

Upon entering, you are greeted by a spacious open-plan living area that seamlessly integrates the kitchen and lounge, creating a perfect environment for both relaxation and entertaining. The apartment is further enhanced by a delightful balcony, offering a charming outdoor space to enjoy the fresh air and views of the surrounding area.

For those with a vehicle, an allocated parking space is included, providing added convenience in this bustling neighbourhood. The property is currently let at £1,350 per calendar month, presenting an attractive rental yield of 6.75%. This makes it an excellent investment opportunity for discerning buyers.

The location is particularly advantageous, with the New Islington tram stop just a short stroll away, ensuring easy access to the wider city. Additionally, the trendy Northern Quarter and Piccadilly Train Station are within walking distance, placing a wealth of amenities, shops, and dining options at your fingertips.

In summary, this apartment in the Loom Building offers a harmonious blend of modern living, convenience, and investment potential in one of Manchester's most sought-after areas. Do not miss the chance to make this exceptional property your own.

- TWO BEDROOM APARTMENT
- FIFTH FLOOR
- SPACIOUS LIVING & DINING ROOM
- FULLY INTEGRATED KITCHEN
- LOCATED CLOSE TO THE NORTHERN QUARTER, ANCOATS & PICCADILLY STATION
- BATHROOM & EN SUITE
- ALLOCATED PARKING
- BALCONY
- CURRENTLY LET FOR £1,350PCM, ACHIEVING A RENTAL YIELD OF 6.75%
- NEW ISLINGTON LOCATION









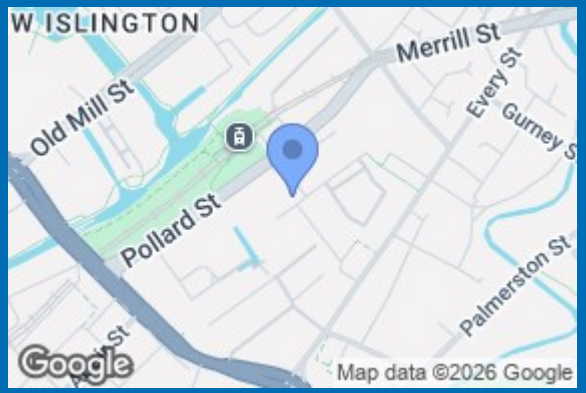




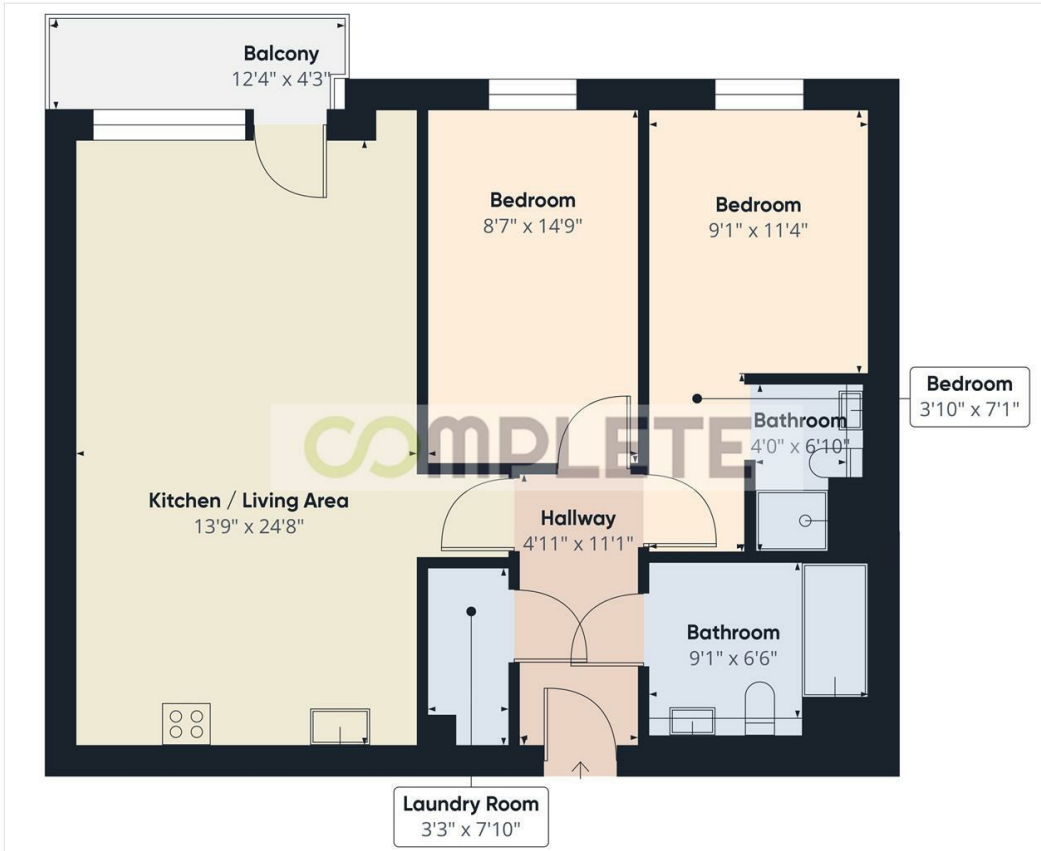


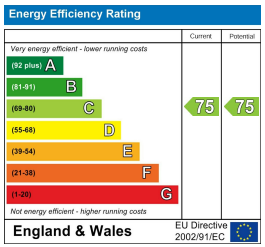












68 Quay Street
Manchester
M3 3EJ
0161 513 2034
hello@thegea.co.uk
www.thegea.co.uk