

13 The Cartwright, Spinners Mill

Hatter Street | Manchester | M4 5FZ

Asking Price £160,000

The GOOD ESTATE AGENCY

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1 BED WITH BALCONY & PARKING. Nestled within the historic Spinners Mill, The Cartwright offers a unique opportunity to reside in a beautifully converted apartment that marries the charm of Manchester's textile heritage with modern luxury. This elegant third-floor residence spans 562 square feet and features a well-designed layout that includes an inviting entrance hall, a practical storage cupboard, and a spacious double bedroom.

The heart of the home is the open-plan living and dining area, which is bathed in natural light and enhanced by a delightful Juliet balcony, perfect for enjoying a breath of fresh air. The stylish house bathroom and a fitted kitchen complete this sophisticated living space, ensuring both comfort and convenience.

Residents will appreciate the added benefits of intercom and lift access, making this apartment not only stylish but also practical for everyday living. The Cartwright is ideally situated just off the city's inner ring road, placing you within a short stroll of the vibrant Northern Quarter, known for its eclectic mix of shops, cafes, and cultural attractions.

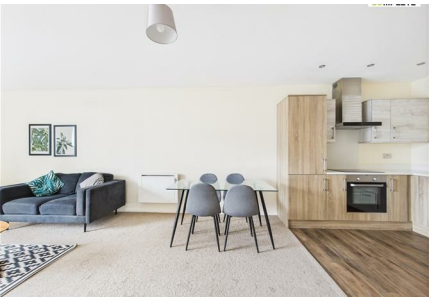
Currently let for £1,060 per calendar month, this property presents an attractive investment opportunity, boasting a rental yield of 7.95%. Whether you are looking for a stylish home or a savvy investment, The Cartwright is a remarkable choice that encapsulates the essence of modern living in a historic setting. EWS1 Form in place.

- ONE DOUBLE BEDROOM
- STYLISH BATHROOM
- PERIOD CONVERSION
- FORMER TEXTILE HOUSE
- ANCOATS LOCATION
- FITTED KITCHEN
- SPACIOUS OPEN PLAN LIVING & DINING ROOM
- 562 SQ FT
- CURRENTLY LET FOR £1,000PCM UNTIL 5/6/26, ACHIEVING A RENTAL YIELD OF 7.1%
- CONVENIENT FOR THE NORTHERN QUARTER & VICTORIA STATION







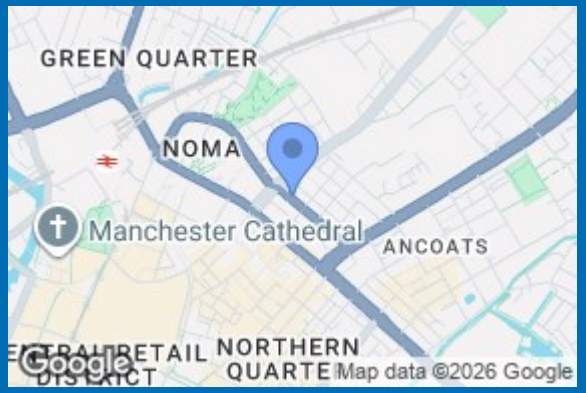


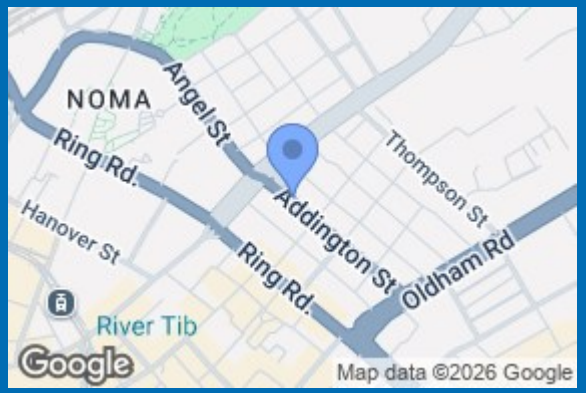


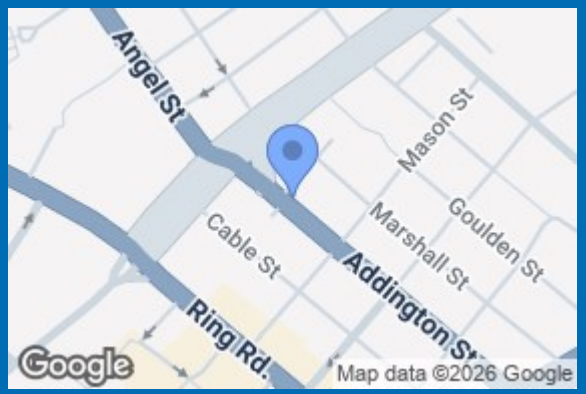


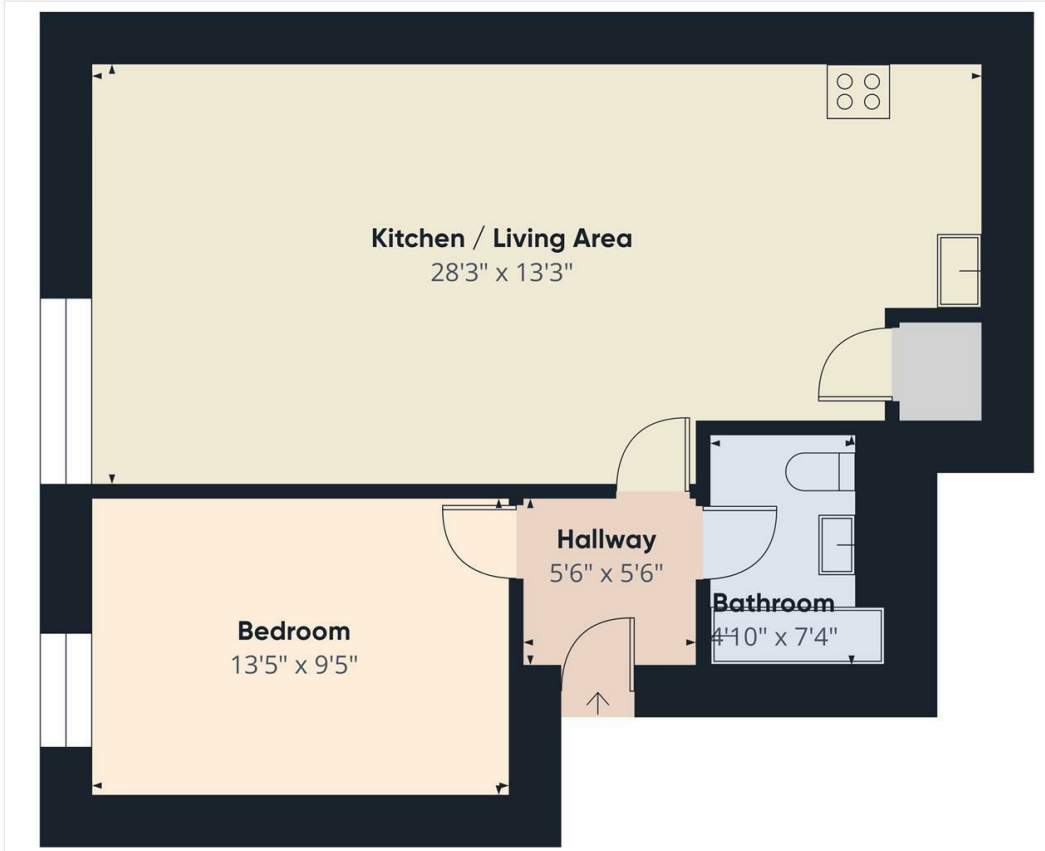


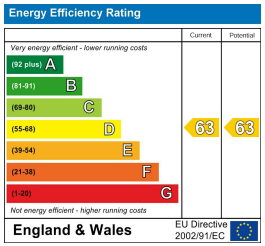












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