



# Apt 4 Spear Building, 53 Spear Street, Northern Quarter, Manchester, M1 1DF

Jordan Fishwick are pleased to offer for sale this stunning THREE BEDROOM loft style apartment, located in the heart of the Northern Quarter. Perfect for an investor looking for a property ready to let out, or a first time buyer looking for a property that has been renovated throughout to a high standard. The apartment briefly comprises of: entrance hallway, large open plan living/kitchen space with concrete island, three double bedrooms, master benefitting from en-suite shower room, plus an additional family bathroom. There is secure code access in to the block and stairs to all floors. Vacant possession. NO ONWARD CHAIN.

## Price £375,000

### Viewing arrangements

Viewing strictly by appointment through the agent  
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

#### Entrance Hall

Ceiling and spotlights. Parquet flooring.

#### Living Room/Kitchen Diner

24'7" x 18'3"

Range of wall and base units with solid wood and concrete worktops over. Integrated fridge/freezer, dishwasher, cooker and microwave. Hob with extractor over. Sink with mixer tap. TV point. Spotlights. Parquet flooring. 3 windows. Wall mounted electric radiator. Water tank hidden in kitchen cupboard.

#### Bedroom One

18'2" x 9'7"

Fitted carpet. Ceiling light and spotlights. Juliet balcony. Wall mounted electric radiator. Access to en-suite.

#### En-suite

Tiled shower room. Low level W/C. Sink with mixer tap. Shower cubical with mixer shower. Shaver point. Spotlights.

#### Bedroom Two

18'4" x 8'11"

Fitted carpet. Ceiling light. Wall mounted electric radiator.

#### Bedroom Three

16'3" x 7'9"

Fitted carpet. Ceiling light. Wall mounted electric radiator.

#### Bathroom

Low level W/C. Sink with mixer tap. Bath with mixer tap. Wet room style shower with mixer shower. Shaver point. Cupboard housing washing machine.

## Externally

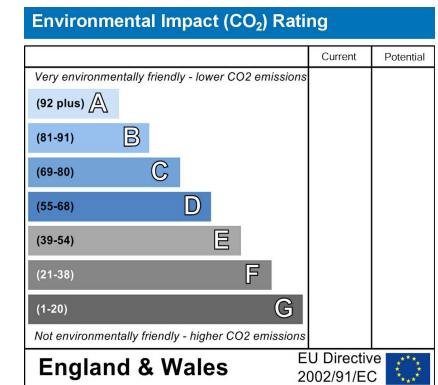
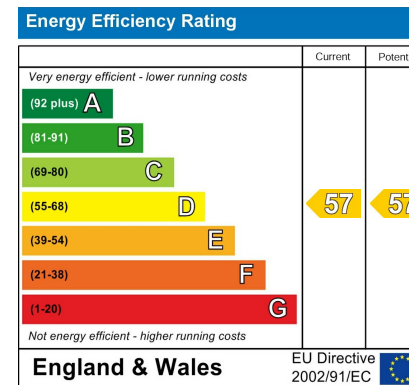
Stairs to all floors. Coded entry.

## Additional Information

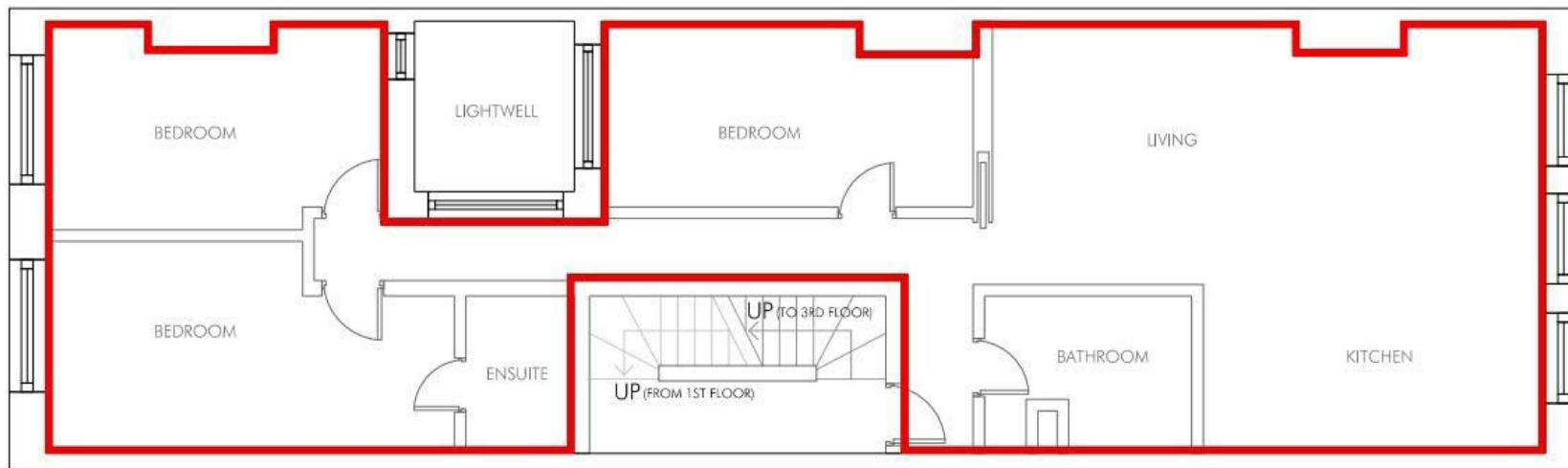
Lease - 999 years from 2024 (created on sale)

Ground rent - N/A

Service charges - £2350 per annum







SECOND FLOOR - APARTMENT NO. 04  
1:100 @ A3



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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