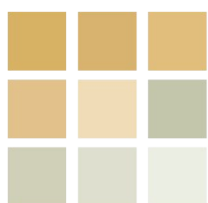




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APT 28 91 LIVERPOOL ROAD
Manchester, M3 4JN
Offers In The Region Of £625,000

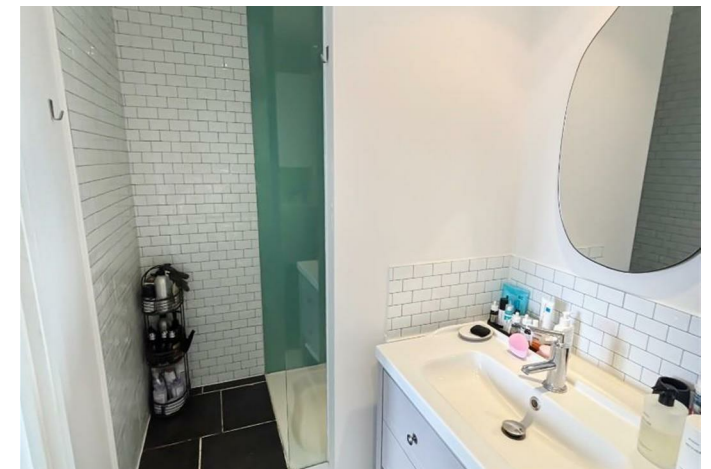
91 LIVERPOOL ROAD

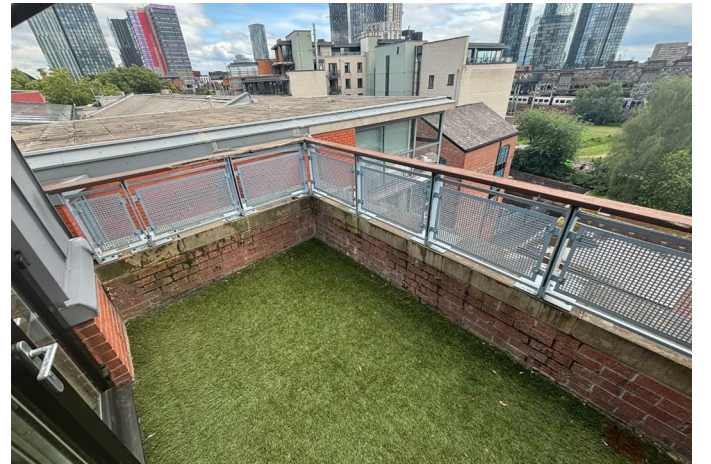
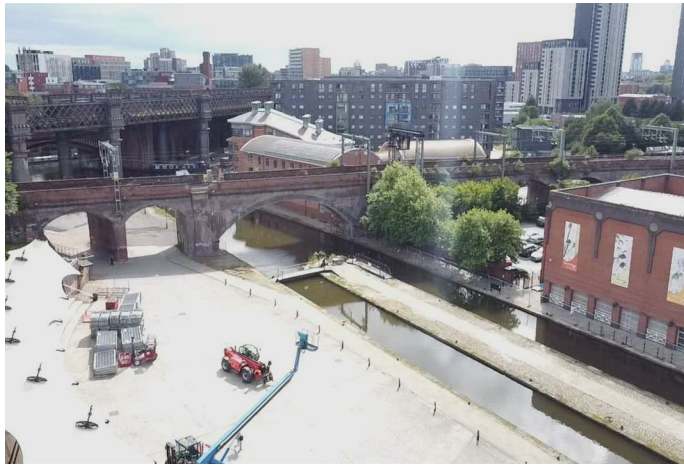
Property at a glance

- deceptively spacious city entre penthouse apartment
- two double bedrooms
- modern open plan 'Matt Black' kitchen and island with integrated appliances
- modern stylish bathrooms
- located off Deansgate with a direct view over Castlefield Bowl
- x3 balconies with views of Castlefield Bowl, Bridgewater Canal, iconic Beetham Tower and the ever evolving city skyline
- short walk to Deansgate-Castlefield Metrolink stop
- electric gated underground car park with an allocated space
- viewing a must!!!

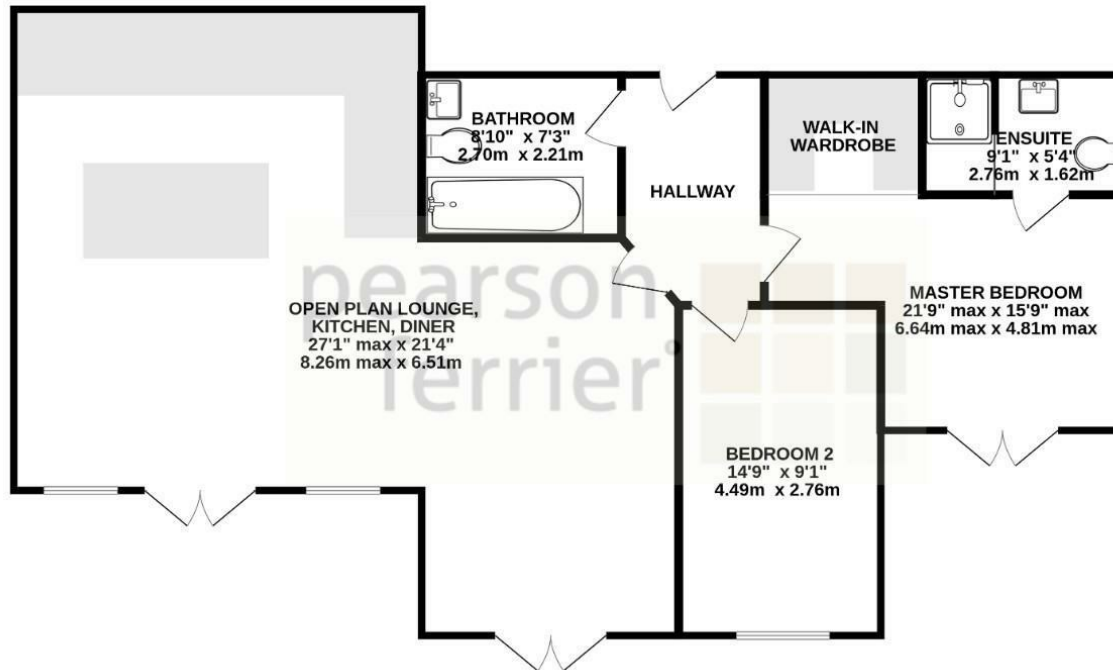
**** LARGE CITY CENTRE PENTHOUSE APARTMENT - X2 DOUBLE BEDROOMS - 2 BATHROOMS - 3 BALCONIES ****
FREE CONCERTS AT CASTLEFIELD BOWL VIA THE BALCONY**
WINE COOLER**

A stunning penthouse OVERLOOKING CASTLEFIELD BOWL with your choice of 3 balconies. Internally, there is a spacious modern open plan aspect with the large modern matt black kitchen and island open to the dining space and cosy lounge snug area. Including wine cooler, washing machine, dryer, 72in TV. The location speaks for itself, located off Deansgate on Liverpool Road with a direct view over Castlefield Bowl. Each of the apartment's 3 balconies have views of this along with Bridgewater Canal, iconic Beetham Tower and the ever evolving city skyline, with new architecturally profound developments, which can be observed from a distance. Importantly, Deansgate-Castlefield Metrolink stop is walkable in under 5 minutes. SECURE PARKING is available to the electric gated underground car park and comes with an allocated space.





GROUND FLOOR
1064 sq.ft. (98.8 sq.m.) approx.



TOTAL FLOOR AREA: 1064 sq.ft. (98.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.