



Millington House, Dale Street, Manchester
Asking Price £170,000

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Buy To Let Investors Only Tenant Paying £1025pcm

Step aside ordinary apartments! ... Millington House is having its main-character moment. If this property were a Disney film, it would be the beautifully restored classic where the old, characterful building steals the show and modern living gets a glamorous supporting role.

Set within a stunning listed building on Dale Street, this one-bedroom apartment is bursting with personality, charm and just the right amount of drama. Think high ceilings, historic details and oodles of character, the kind you simply can't replicate in new builds, no matter how hard they try.

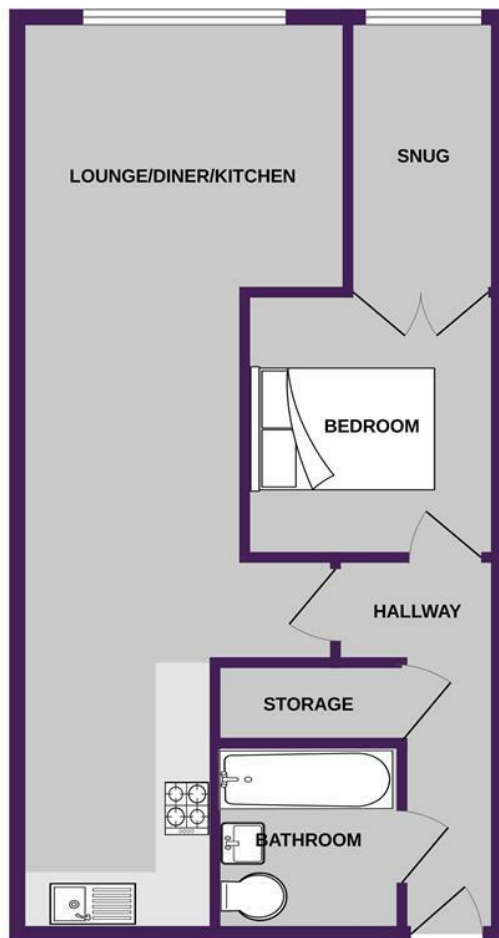
Inside, the reception room feels warm, inviting and full of storybook appeal, perfect for relaxing after a long day or entertaining friends who will absolutely comment on how "cool" your place is. The bedroom is well-proportioned and complemented by a snug room, which could easily play the role of home office, reading nook, dressing room, or quiet hideaway... every hero needs one!

Millington House itself is a proud piece of Manchester's architectural history, thoughtfully converted to blend period charm with modern convenience. Step outside and you're instantly immersed in the energy of the city centre, with an endless choice of independent bars, restaurants, cafés and cultural hotspots on your doorstep. Piccadilly Station is



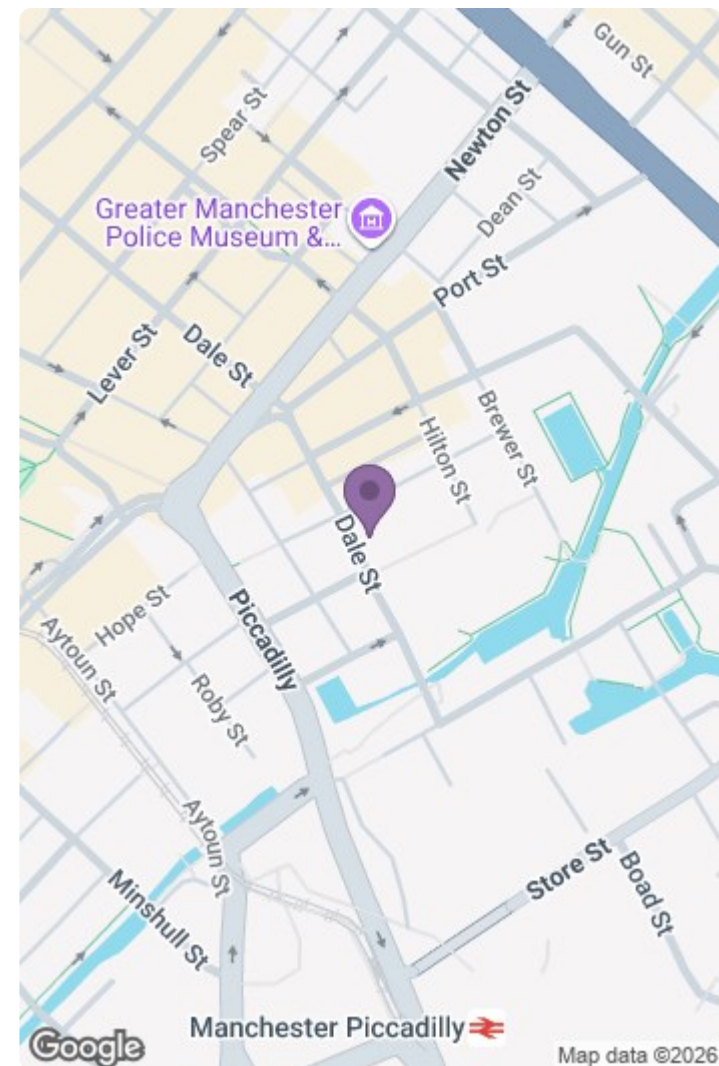
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.7 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		Environmental Impact (CO ₂) Rating	
	Current	Target	
Very energy efficient - lower running costs			
A (1-10)			Very environmentally friendly - lower CO ₂ emissions (1-10)
B (11-15)			A (11-15)
C (16-20)			B (16-20)
D (21-25)			C (21-25)
E (26-30)			D (26-30)
F (31-35)			E (31-35)
G (36-40)			F (36-40)
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
71		74	

Very environmentally friendly - lower CO ₂ emissions			
A (1-10)			Not environmentally friendly - higher CO ₂ emissions
B (11-15)			G (36-40)
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
73		76	

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