



jordanfishwick

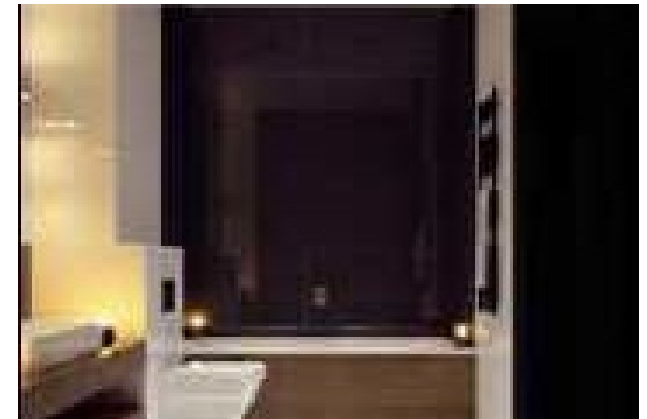
MANCHESTER
Timber Wharf



Timber Wharf, Manchester

M15 4NX

Price £370,000



The Property

This one off opportunity to acquire a large, luxurious and very high specification 156.54sqm/1685 sq.ft (plus outside decked area) duplex apartment that you have the opportunity to create the home of your dreams. The Space is currently used as a commercial office but has planning for change of use to residential. Plans are available for a 2 or 3 bedroom luxury apartment. The designs have been created by the owners in conjunction with a chartered buildings surveyor, who will manage the high specification fit out on your behalf. You will be able to specify the fixtures, fittings and finishes of the bespoke kitchen, bathroom and living areas to your personal requirements. As the unit is a fully working office space with all services installed the fit out is estimated at £40,000-

£60,000 (subject to choice of kitchen & En-Suite fixtures) This would then offer an entertainment room, W.C, utility, kitchen and living/dining room. On the upper level there would be two double bedrooms both with en-suites. Off the living room there is a large outside patio area with communal

Directions

Castlefields is one of the most popular areas of Manchester and is only a short canal walk to the city centre bars and restaurants. Access to the inner ring road and motorways is only a short distance away.

- Fit Out Project
- 1685 Sq.Ft Duplex
- Two Parking Spaces
- Enclosed Patio
- All Mains Services Installed
- Ground Floor & Mezzanine
- Private Entrance

Postcode - M15 4NX

EPC Rating - G

Floor Area - 1685 sq ft

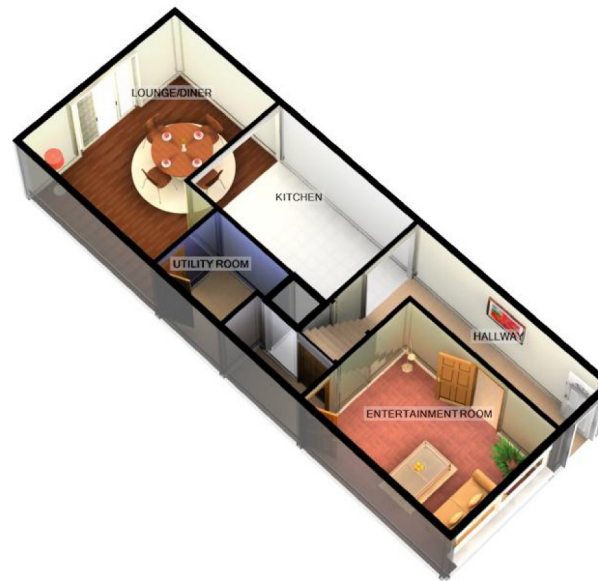
Local Authority -

Council Tax - Band





1ST FLOOR



GROUND FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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