



Design House, William Fairburn Way, Manchester

Asking Price £205,000

**Ascend**  
Built on higher standards

## Design House, William Fairburn Way, Manchester

We've got a stunning and spacious two bed apartment up for grabs in the super-popular Design House development. Situated in the heart of the Northern Quarter and just a stone's throw away from a huge range of trendy bars and restaurants, you really couldn't be in a better spot to experience modern-day city living.

As soon as you walk into this stylish third floor apartment, you're immediately welcomed by a tonne of natural light through the imposing floor-to-ceiling windows overlooking the courtyard. You'll also find an open-plan lounge with an ultra-stylish cooking island and breakfast/dining bar - perfect for entertaining friends and family.

The two bedrooms and three-piece bathroom are a great size too, with plenty of space to kick back and relax. No stone has been unturned whilst kitting this place out to the standards you'd expect from modern city living - you'll also benefit from brand new furniture too - a huge bonus. With Shudehill Metrolink and the Amdale just a hop, skip and a jump away, this apartment is absolutely perfect for both work, play and experiencing everything else Manchester city centre has to offer.

This popular development is sure to be snapped up quickly - so don't delay if you'd like to book a viewing!

### Kitchen/living area

27'3" x 14'1" (8.33 x 4.30)

Open plan kitchen and living area. Large feature window that fills the living room with light. Fully fitted kitchen, with appliances.

### Master Bedroom

12'9" x 9'9" (3.89 x 2.99 )

Good size double bedroom.

### Bedroom

Double bedroom.

### Bathroom

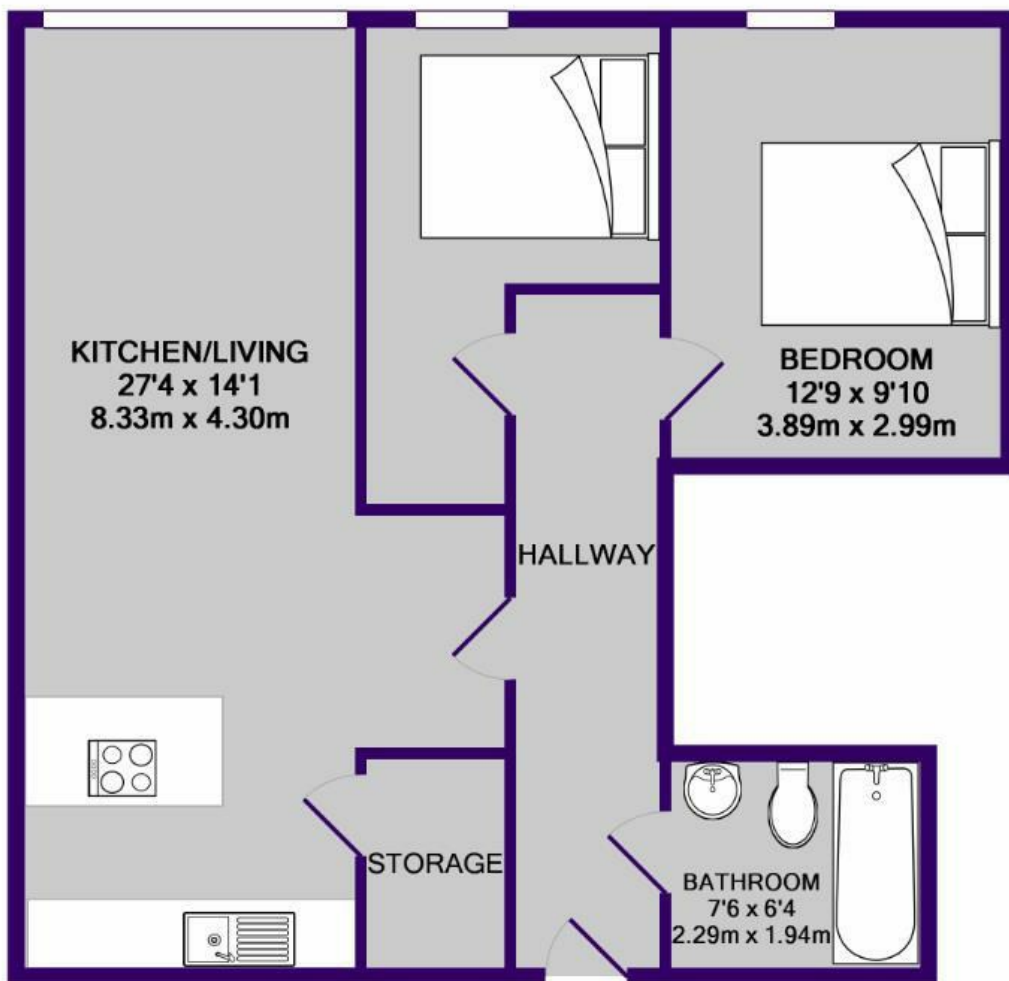
7'6" x 6'4" (2.29 x 1.94)

Three piece bathroom suite.

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.







TOTAL APPROX. FLOOR AREA 680 SQ.FT. (63.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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