



Liberty House. Thomas Street, Manchester
Asking Price £300,000

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Liberty House. Thomas Street, Manchester

We are pleased to present this 2-bedroom, duplex apartment in the heart of Manchester's Northern Quarter. This property sits in an ideal location and is perfect for young professionals looking to embrace the city and all it has to offer.

Full of character and style, the apartment comprises of 2 double bedrooms on the first floor and an open-plan kitchen and living area on the ground floor along with a bathroom and airing cupboard. The open-plan kitchen and living area boasts a double height ceiling, beautiful exposed red brick and large casement windows which flood the whole space with natural light. The kitchen is modern with a fully integrated oven, hob and extractor fan. There is light, laminate flooring throughout the ground floor leading through the hall and into the bathroom. The bathroom is a well-sized, modern suite and benefits from a large mirror bath, and separate shower unit.

Upstairs, both bedrooms are carpeted and of a generous size. With an apex roof, these rooms benefit from skylight windows which look great, let plenty of light in and allow for a bit of star watching at night! A nod to Manchester's industrial heritage, upstairs also showcases exposed beams, adding even more character to this quaint, Northern Quarter apartment.

Fantastically located, Liberty House is just 0.5 miles to Piccadilly station, and a short walk to Market Street Metrolink, the Arndale shopping centre and everything Manchester has to offer.

Kitchen/Living area

Great size kitchen and living area. Fully fitted modern kitchen, double height ceilings and lots of character, including a brick wall feature and beams.

Master bedroom

Double bedroom with original beams, and window which looks down into the living area.

Second bedroom

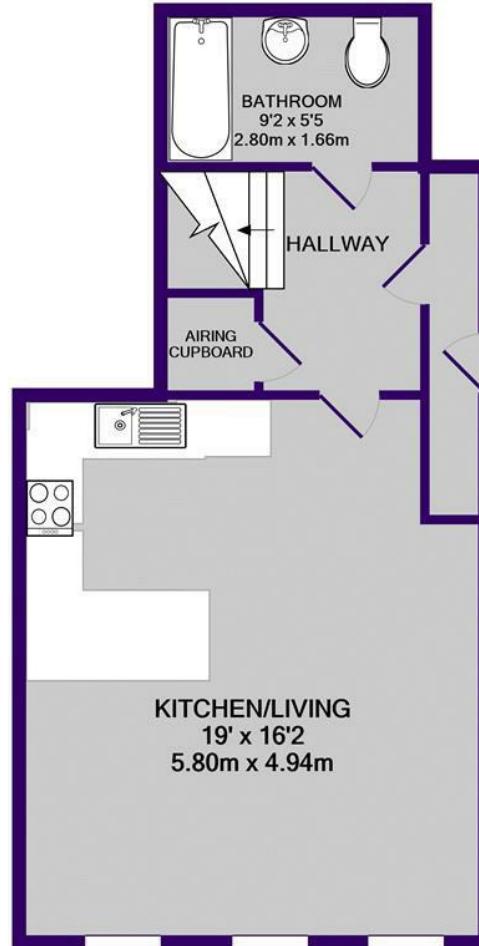
Another good sized double bedroom.

Bathroom

Modern, 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.



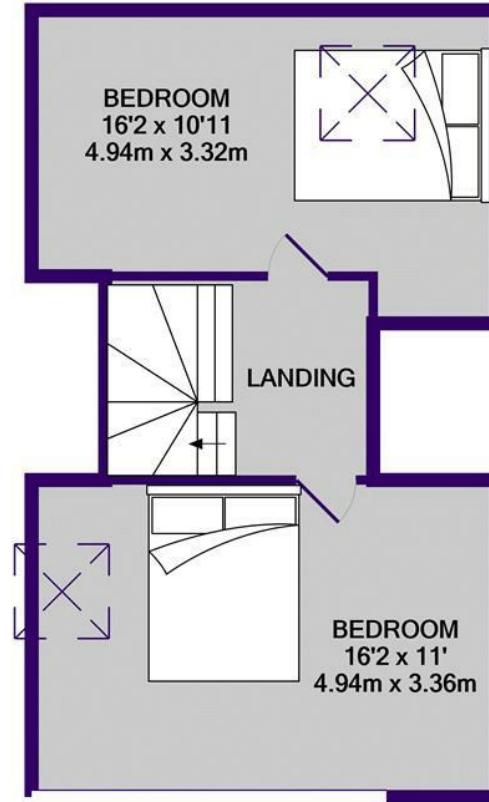


GROUND FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)

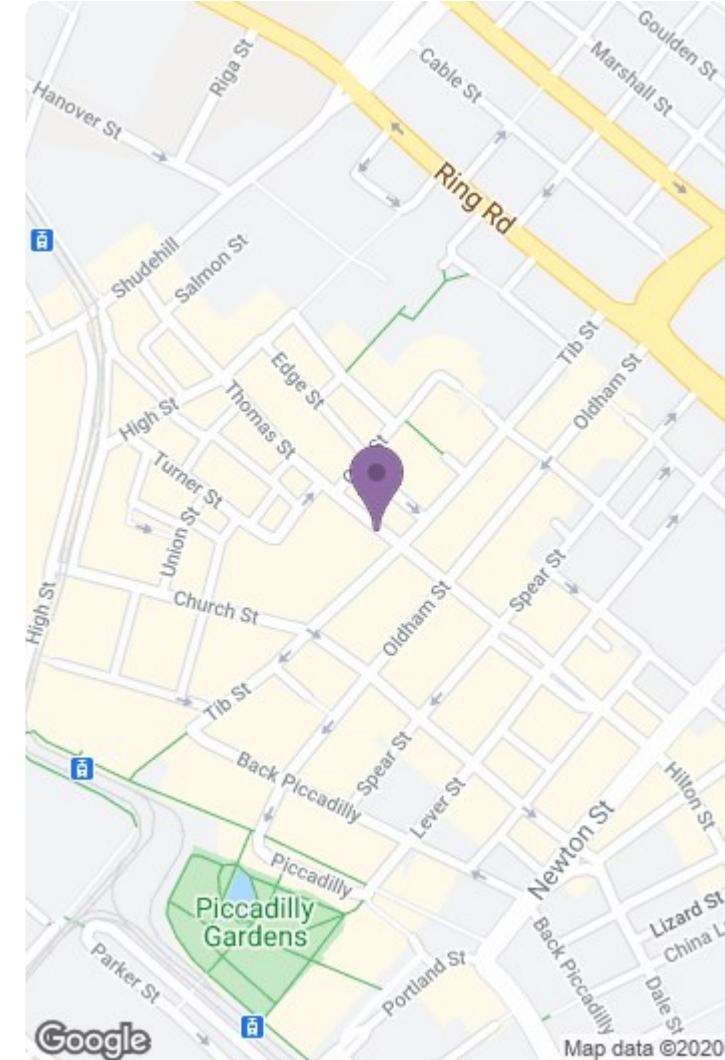
TOTAL APPROX. FLOOR AREA 850 SQ.FT. (78.9 SQ.M.)

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 as to their operability or efficiency can be given.

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1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.3 SQ.M.)



Google

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(A2 plus)	A	
(B1-B1)	B		
(B2-B3)	C		
(B4-B6)	D		
(B7-B9)	E		
(B10-B12)	F		
(B13-B15)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(A2 plus)	A	
(B1-B1)	B		
(B2-B3)	C		
(B4-B6)	D		
(B7-B9)	E		
(B10-B12)	F		
(B13-B15)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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