



## Worsley Mill, Blantyre Street, Manchester – Offers Over £320,000

Julie Twist properties are proud to welcome to the market this Grade II Listed duplex apartment in the beautifully restored Worsley Mill. The apartment itself has bags of character, exposed brickwork, steel beams and large windows. It consists of a spacious living and dining room with an open plan kitchen. There are two double bedrooms, both of good size and the master bedroom offers access to an en-suite bathroom. There is also the benefit of a secure parking space. This beautiful apartment offers fantastic accommodation with a perfect balance of old and new, displaying character, style and elegance all in one.

Worsley Mill sits in a fantastic location just on the edge of the highly sought after area of Castlefield, offering easy access to the Manchester Ship Canal walks, bars and eateries, as well as all the night and cultural life Manchester city centre has to offer. Built around 1894 and once a flour mill, Worsley Mill represents a sympathetic conversion into modern living accommodation. The building features timber floors, which are supported by steel beams and cast-iron columns, exposed brickwork both in communal areas and in the apartments as well as beautiful large, wood framed and fully double-glazed windows.

- Duplex Apartment
- Converted Development
- Secure Parking
- Castlefield Location
- Original Features Throughout
- Two Double Bedrooms
- Fourth Floor
- 10 Minute Walk to Deansgate

**GENERAL**

Rental Yield: 5.4% (based on an estimated rental of £1450pcm)  
 Service Charge: £2700 pa.  
 Ground Rent: £150 pa.  
 Lease: 999 years from 1 January 2002  
 Floor Area: 947 sq ft approx. ( 88 sq m approx.)  
 Council Tax Band: E  
 Management Company: Glide Property Management

**HALLWAY**

Laminate flooring, access to storage cupboard housing the boiler and with plumbing for washing machine, wall mounted heater and intercom entry system.

**LIVING ROOM**

Double glazed window, laminate flooring, wall mounted heater and spotlights and wall lights.

**KITCHEN**

Open plan to the living area, the kitchen comprises wall and base units, space for a freestanding fridge/freezer, built in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, laminate flooring and under kitchen counter spotlights.

**MASTER BEDROOM**

Situated on a mezzanine level and accessed via stairs from the hallway, the master bedroom has carpeted flooring, wall mounted heater, wall lights and entrance to the ensuite. There is also space for a home office.

**ENSUITE**

Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, partially tiled walls, tiled flooring, extractor and spotlights.

**BEDROOM 2**

Double glazed window, carpeted flooring, wall mounted heater and wall lights.

**MAIN BATHROOM**

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring and spotlights.

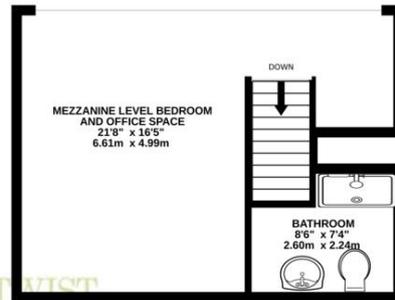
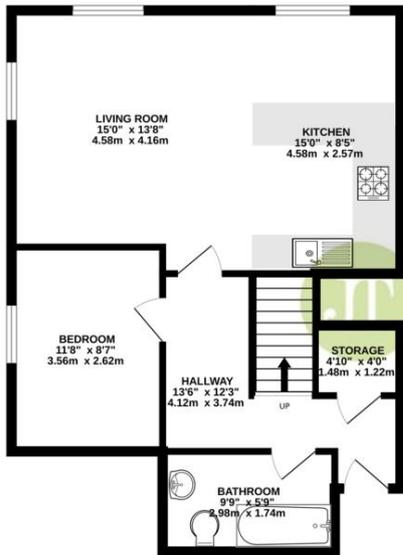
**PARKING**

This property also benefits from a secure allocated parking space.



GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq ft. (88.4 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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