


WOOD  STREET

TOWNHOUSE

STREET CHILDRENS MISSION



WOOD  STREET

TOWNHOUSE

# A TOWN- HOUSE IN THE HEART OF SPINNI- NGFIELDS, MCR.

This unique 5-storey townhouse is rife with historic charm, has been designed to perfection and is the definition of luxury city living.

WOOD  STREET

TOWNHOUSE





AN EXTREMELY  
RARE FIND  
IN MANCHE  
-STER CITY  
CENTRE  
THERE IS  
NOTHING  
LIKE IT ON  
THE MARKET

Based in one of Manchester's most exclusive and sought-after areas, in between Deansgate and Spinningfields, this townhouse is located in the heart of the city's business and retail districts so the most popular restaurants, bars, shops and cultural hotspots are right on your doorstep.

Step inside the property and it'll be hard to not be astounded. Entering on the ground floor through a bright hallway, you'll be greeted by what could be a bedroom, spacious family lounge or study room with a sleek W/C attached. Take a trip down a flight of stairs and you'll find the state-of-the-art kitchen and dining room.

With its gorgeous pale blue, this kitchen comes complete with a separate island, dining space, spotlight lighting, double integrated oven and chill-out area (with a fabulous ceiling window) beside the bi-folding doors.

Up to the second and third floors, you'll find a large double bedroom on each – one equipped with a glamorous walk-in wardrobe and both with jaw-dropping en-suite bathrooms with waterfall showers.

Now for the wow factor that sets this property aside from all the rest... the fourth floor sitting room and roof garden. Split with modern bi-folding doors, the internal area is a nice breakout area whilst the outside space is amazing and perfect for social gatherings - with the added benefit of being able to overlook the delights of the city from the comfort of your home.

WOOD  STREET

TOWNHOUSE



WE'VE  
CREATED  
SOME-  
THING  
UNIQUE &  
EXCLUSIVE

- THREE BEDROOMS
- ONE HOME OFFICE
- THREE BATHROOMS
- ROOF TERRACE
- TWO LOUNGES

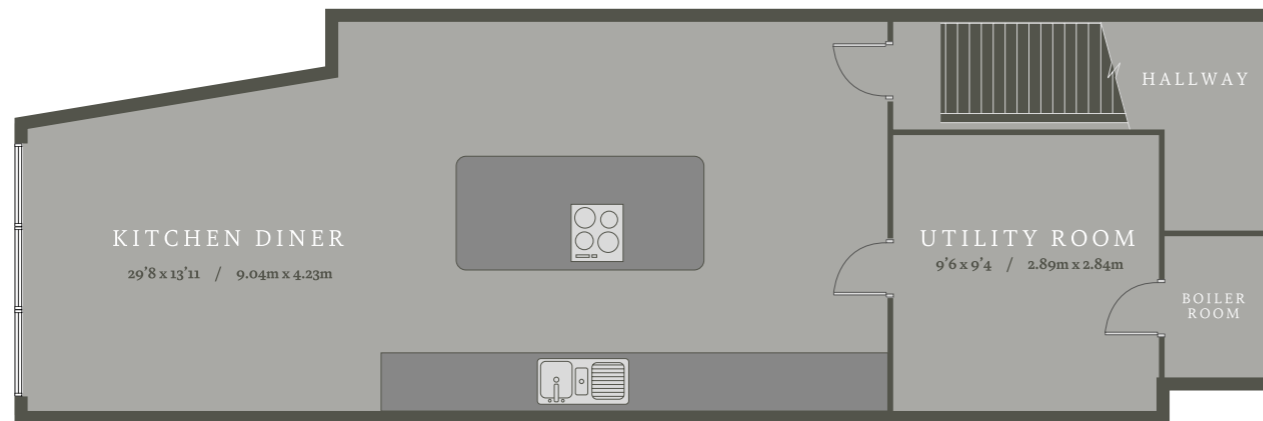
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## LOWER GROUND FLOOR

APPROX. FLOOR AREA  
557SQ. FT (51.8M SQ.)



## KITCHEN/DINER

29'7" x 13'10" (9.04 x 4.23)

Stunning open-plan kitchen and dining area. With a sleek pale blue finish, the kitchen comes complete with built-in appliances: fridge/freezer, induction hob, oven and oven/microwave, dishwasher and wine fridge. There's plenty of space for the dining table and, just beside the bi-folding doors along the edge of the room, even a seating/chill-out area for the ultimate socialising-space. This room leads though to a large utility space with plumbing for your washer and drier as well as a separate boiler room with pre-installed electrics.

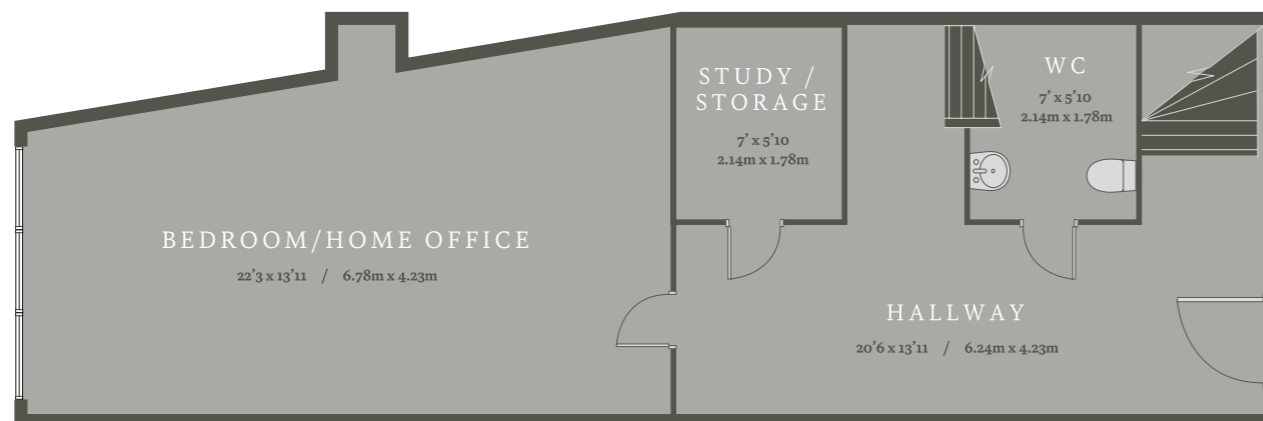
## RECEPTION ROOM

22'2" x 13'10" (6.78 x 4.23)

A lovely and spacious lounge space. Although this room is currently being used as a living room, the potentials on what you can do with this space are endless. With bi-folding doors along the bottom wall, this room is drowning in natural light and has a beautiful airy feel to it.

## GROUND FLOOR

APPROX. FLOOR AREA  
555SQ. FT (51.5M SQ.)



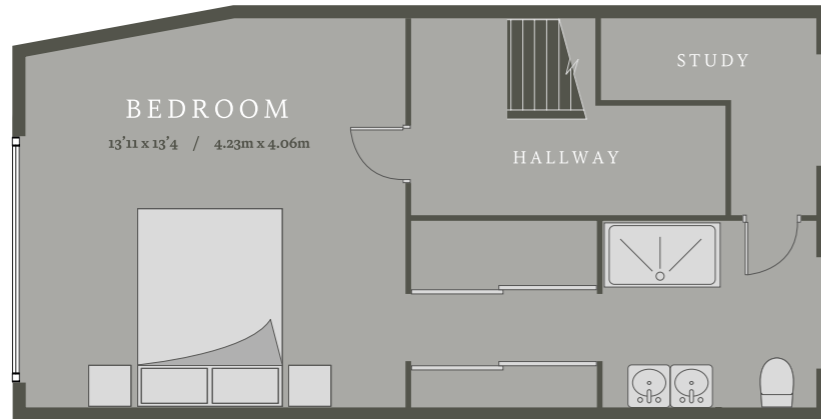
## OFFICE/THIRD BEDROOM

7'0" x 5'10" (2.14 x 1.78)

Currently used as a handy office however has also been designed as a bedroom with ground floor bathroom. It's a very versatile room. Your imagination could run wild with this one....and we recommend you let it.

## 1ST FLOOR

APPROX. FLOOR AREA  
378Q. FT (35.1M SQ.)



## MASTER BEDROOM

13'10" x 13'3" (4.23 x 4.06)

A gorgeous place to call it a night. With a huge window across the back wall, the room is flooding in natural light and has an extremely spacious feel to it. The bedroom leads onto a glamorous walk-in wardrobe, equipped with bags of storage space, and then onto an expertly designed en-suite bathroom which has a double sink, large waterfall shower, heated towel rail and toilet. Not only that, this floor also has separate office space.

## SECOND BEDROOM

19'9" x 13'10" (6.04 x 4.23)

Just like the master bedroom, this amazingly-sized double bedroom also boasts a huge window along the back wall and is feels airy throughout. This room also has a gorgeous modern en-suite bathroom, but this time with a bath and waterfall shower overhead.

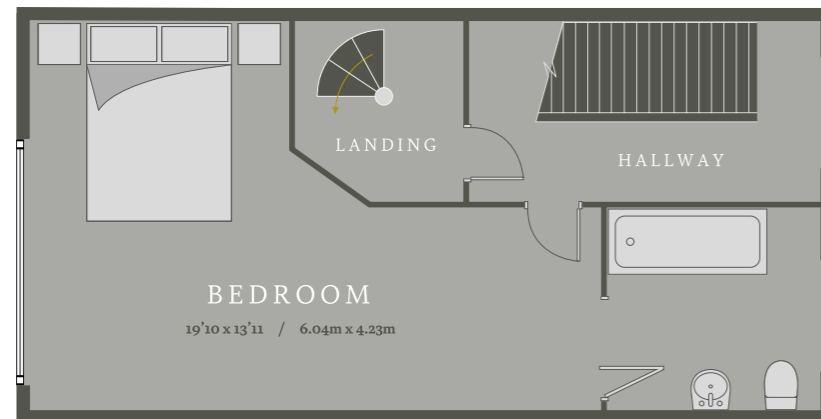
## LOFT ROOM

13'10" x 12'7" (4.23 x 3.86)

A real wow-factor moment. A lovely, unique social space with large windows on one side and bi folding doors on the other, which lead onto the amazing roof garden. This quirky roof garden provides not only a great place to host various social events but also some fabulous views over Manchester city centre. To save yourself the job of traveling down to the bottom floor kitchen, the loft room also comes equipped with its own small kitchen area, a sink and dishwasher... now that's what we call convenience.

## 2ND FLOOR

APPROX. FLOOR AREA  
381Q. FT (35.4M SQ.)



## 3RD FLOOR

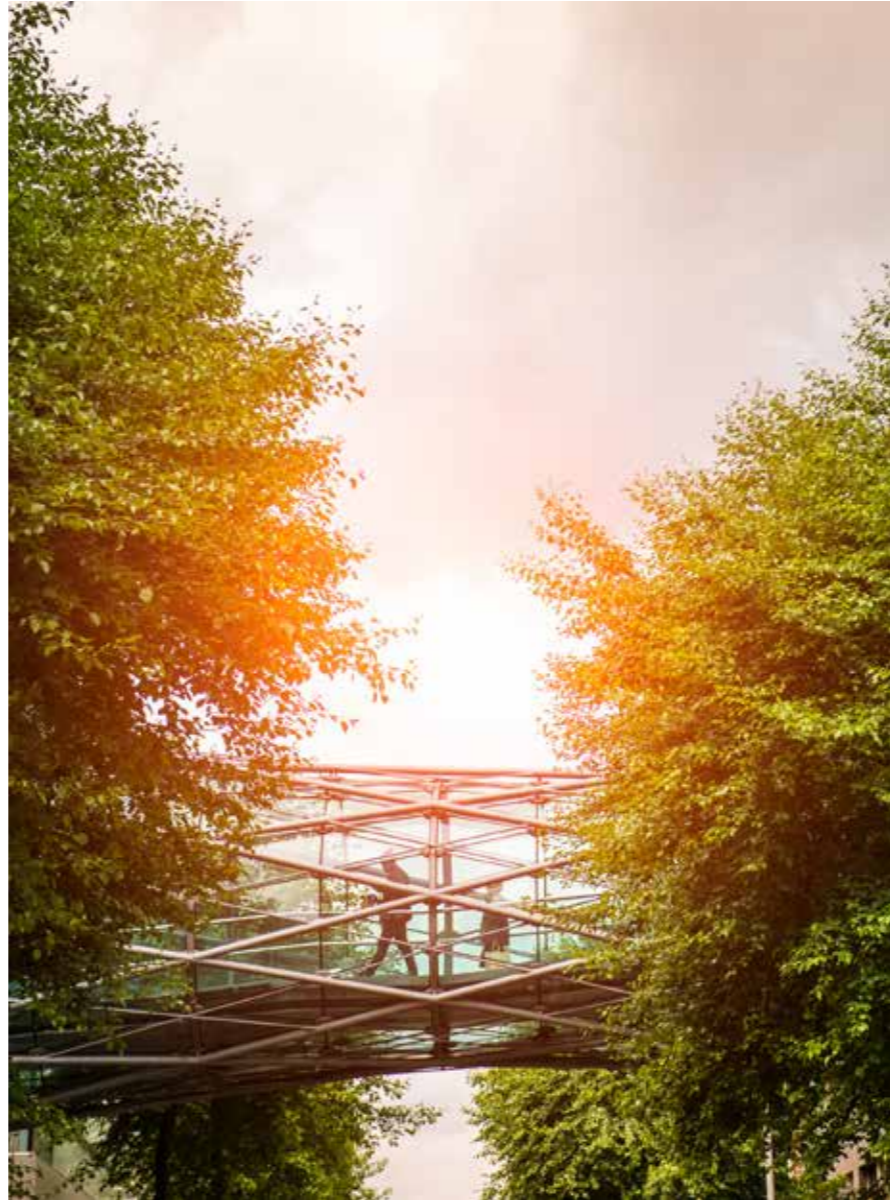
APPROX. FLOOR AREA  
176Q. FT (16.3M SQ.)





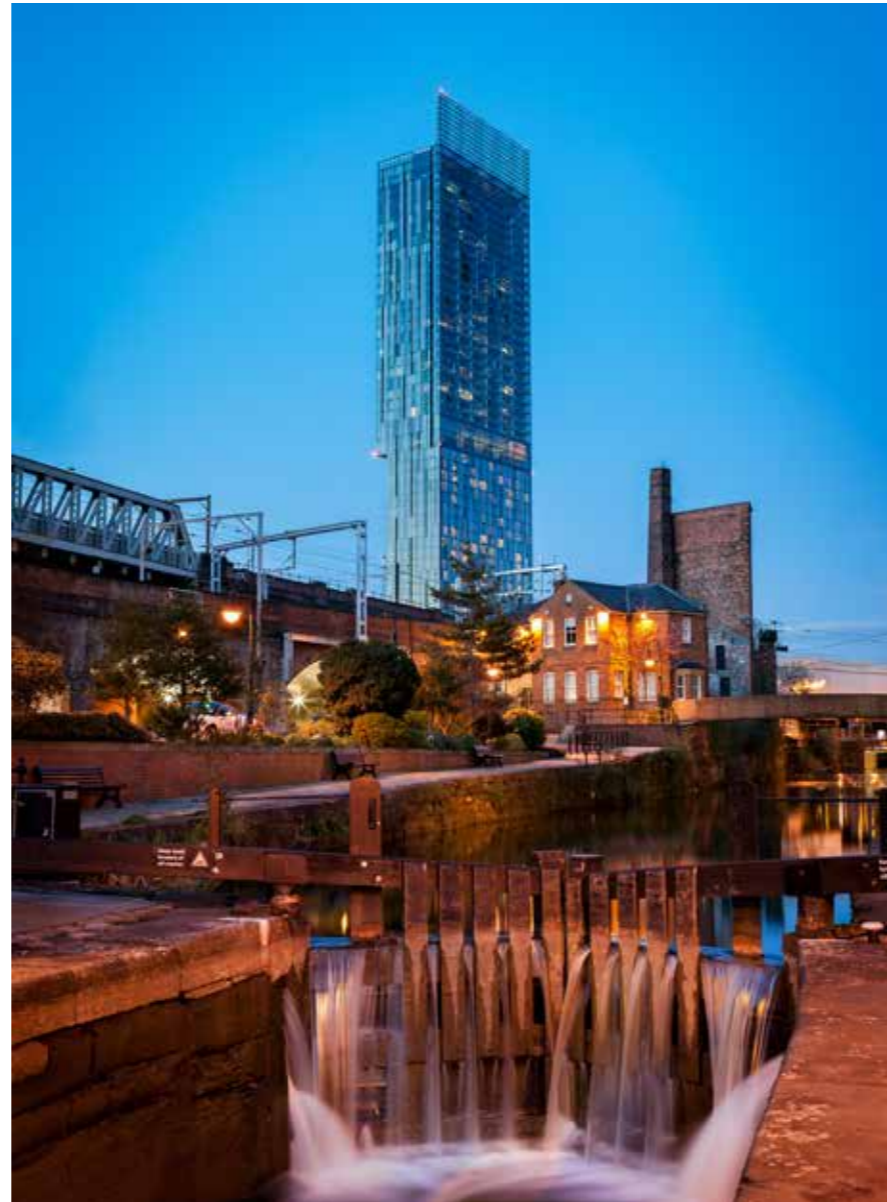
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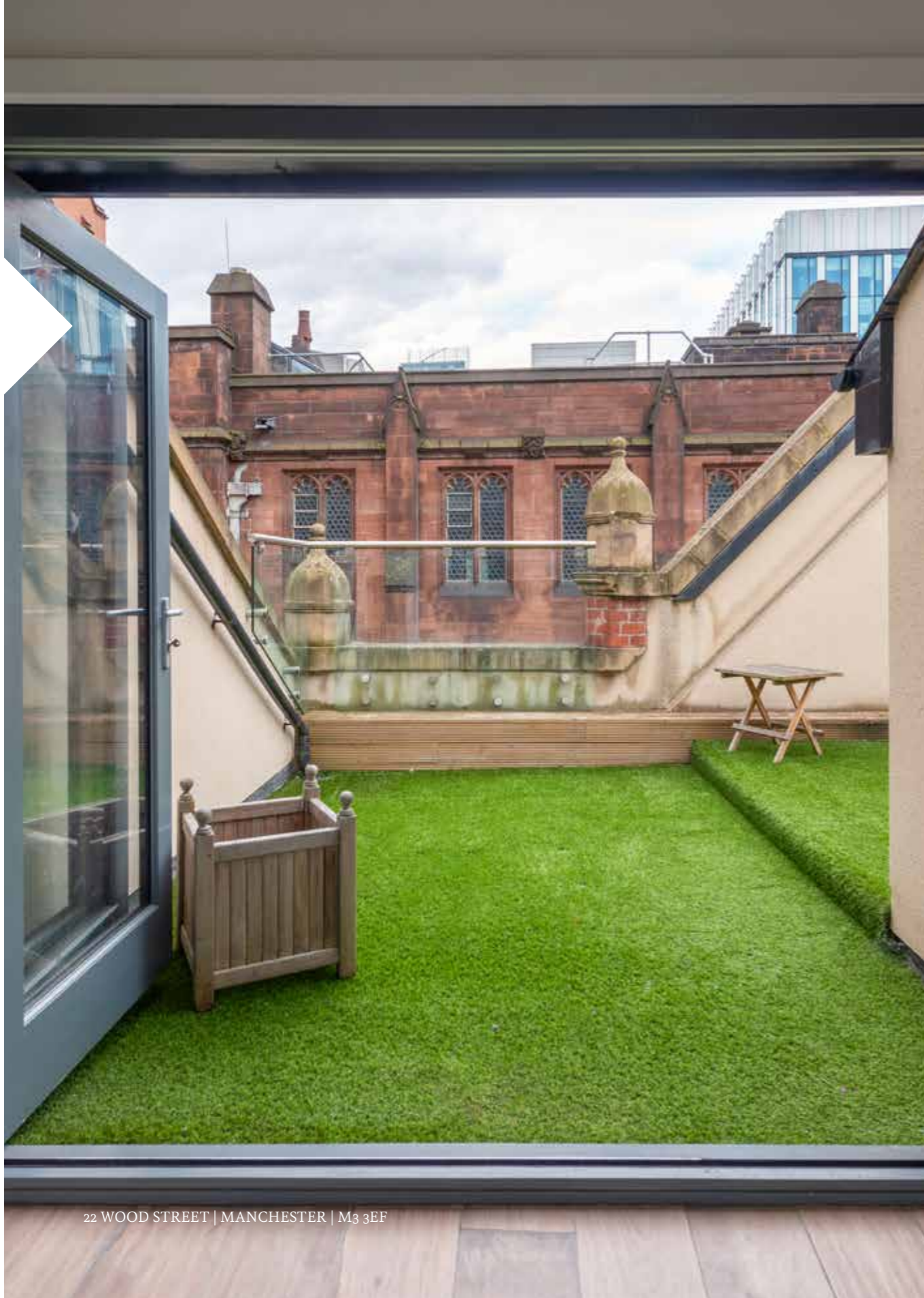
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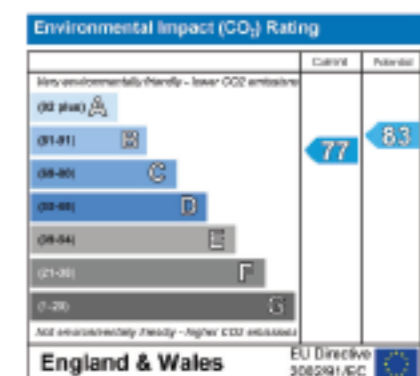
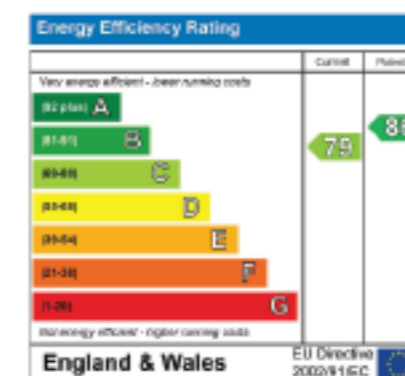



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0161 711 0851

OR CONTACT OUR  
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0161 837 2840  
info@residemanchester.com



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