



174 City Gate 2  
3 Blantyre Street  
Castlefield  
M15 4EG



- Castlefield Position
- Close to City Centre
- Nearby Transport Links
- Large Living Space

- Brand New Kitchen with Breakfast Bar and Integrated Dishwasher
- Two Double Bedrooms
- Parking Included

£229,950

25 Whitworth St West, Manchester, M1 5ND  
Tel: 0161 245 1111 Email: manchestersg@thornleygroves.co.uk

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A beautifully renovated two bedroom property situated within the modern and desirable development of City Gate 2. Positioned within the idyllic Castlefield the property benefits from being a short stroll to Deansgate and beyond whilst providing easy access to main transport links and the motorway network. Boasting an enviable position within the development with breathtaking views in to the City Centre from the large floor to ceiling windows. Inclusive of an allocated parking space, the excellently cared for property briefly comprises: entrance hallway, open plan living room, modern kitchen with breakfast bar, two double bedrooms & three piece bathroom suite. Subject to Contract. EPC Rating - C.





### Entrance Hallway

### Living Room

20'9 x 16'9 (6.32m x 5.11m)

### Kitchen

16'3 x 6'7 (4.95m x 2.01m)

### Bedroom One

16'3 x 12'9 (4.95m x 3.89m)

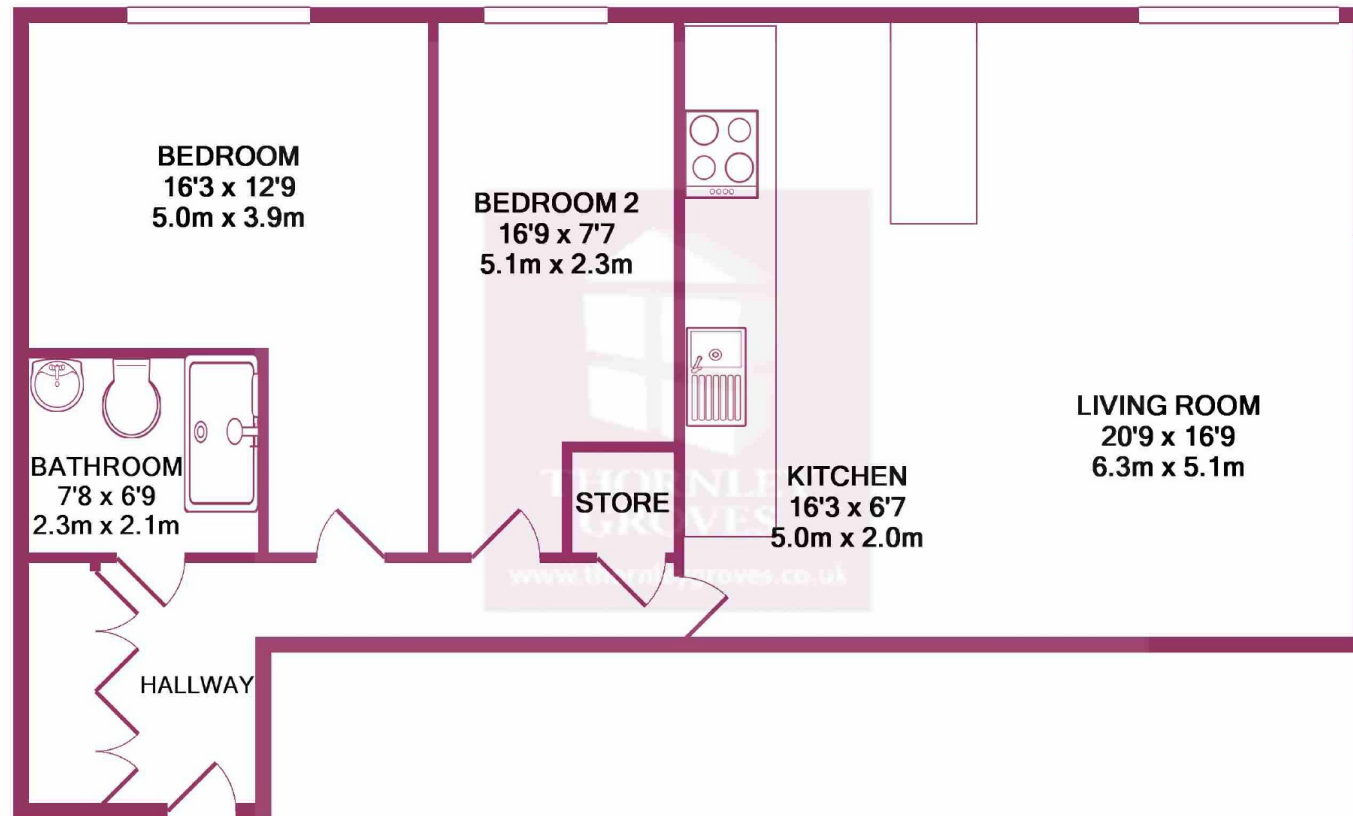
### Bedroom Two

16'9 x 7'7 (5.11m x 2.31m)

### Bathroom

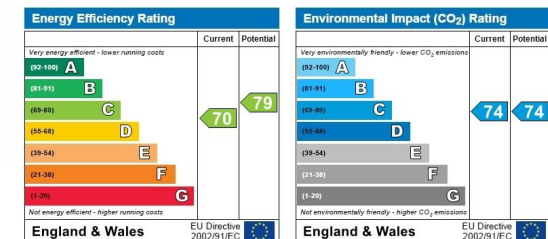
7'8 x 6'9 (2.34m x 2.06m)





TOTAL APPROX. FLOOR AREA 842 SQ.FT. (78.3 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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