



Rare new build townhouse in the heart of the city

16 Wood Street, Manchester, M3

Asking price £1,350,000



Exceptional new build townhouse • Central Spinningfields / Deansgate position • Three double en-suite bedrooms • Five story property • Two roof terraces with city views • Single integral garage with electric door • Very high specification throughout

Local Information

Spinningfields is the city's financial centre and a popular destination for entertainment and shopping. Office workers pour into cocktail bars and restaurants in the evening, while locals seeking culture head to the imposing Manchester Opera House for musicals and concerts.

Wood Street joins Deansgate one of Manchester's main thoroughfares. Many of City's main attractions and shopping areas can be accessed directly from Deansgate.

About this property

Situated in the prime business district of Spinningfields, the area is home to some of Manchester's most strikingly architectural glass skyscrapers, a plethora of high-end restaurants, bars and designer shops.

This five story townhouse is perfectly located to suit couples and families who are looking for a high specification, centrally located modern townhouse.

The ground floor includes garage parking for one vehicle, as well as storage and separate utility room. There's a fantastic bedroom with its own en-suite and has its own access to a private outside area.

On the first floor you'll find 2 double bedrooms. The front

features its own en-suite with feature freestanding bathtub in the room for that boutique hotel vibe! The second is also well proportioned and is right next to the house bathroom.

The open plan living area on the second floor is the centerpiece of this modern townhouse. A large kitchen fitted with high spec appliances & a fabulous dining area make this the perfect room for all to enjoy. The lounge boasts double ceiling height for extra swanky character, fulfilled by a giant cargo net hammock hanging over the space.

The 3rd floor features its own sun room, leading to the roof terrace overlooking the John Rylands library. If that's not enough, you can take it a floor higher and enjoy the awesome rooftop garden, complete with its own hot tub.





Open-Plan Living Space - A real wow-factor room! Stunning open-plan kitchen, dining and living area. 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 even a seating/chill-out area for the ultimate socialising space.

Principal Bedroom - With a huge window across the front wall, the room will be flooding in natural light and have an extremely spacious feel to it. The bedroom leads onto an expertly-designed en-suite bathroom, and has a luxury bathtub in the corner of the room - a very boutique hotel feel.

Bedroom Two - Just like the master bedroom, this amazingly-sized double bedroom will also boast a huge window along the back wall and is feels bright and airy throughout.

House Shower room - A modern, high-spec wet room suite.

Bedroom Three/Study - Located on the ground floor, this room is ideal as either a third bedroom or as an office if needed. It can be accessed via a separate entrance, which could be great for a home office if you want to keep it separate to the house. The door opens onto an outdoor terrace on ground floor.

Loft Room - A lovely, unique social space with large windows and a door on one side, which lead onto the amazing sun terrace, and a huge cargo net on the opposite - giving you the most

amazing chill out space on the double height living area.

External of the Building – The front elevation has gold shutters which can be open and closed giving an ever changing look to the building and additional privacy. When open you can see straight at John Rylands Library, when closed gives that privacy and security but allows to have fresh air into the house.

Roof Garden - Up the spiral staircase from the sun terrace you will find your brilliant roof garden, this provides not only a great place to host various social events but also some fabulous views over Manchester City Centre. Complete with its own hot tub.

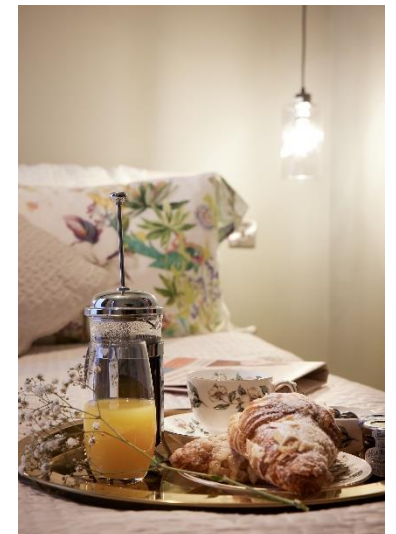
The Ground Floor - Here you will find a super handy utility room, modern bathroom with shower and a private garage.

Tenure
Freehold

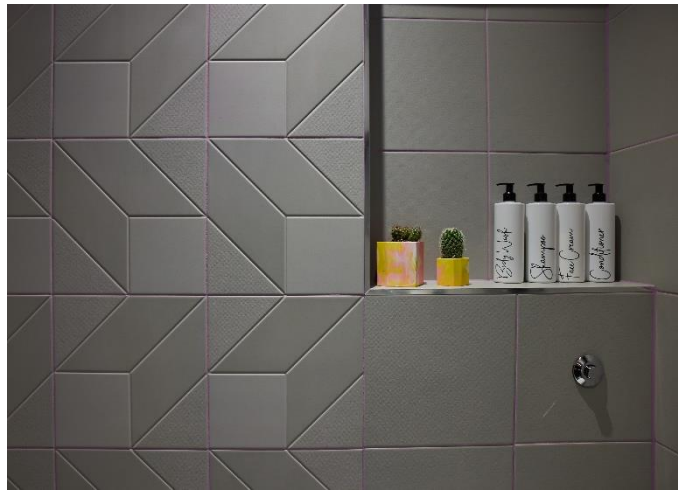
Local Authority
Manchester City Council

Energy Performance
EPC Rating = C

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Manchester New Homes
Telephone: +44 (0) 161 244 7705.

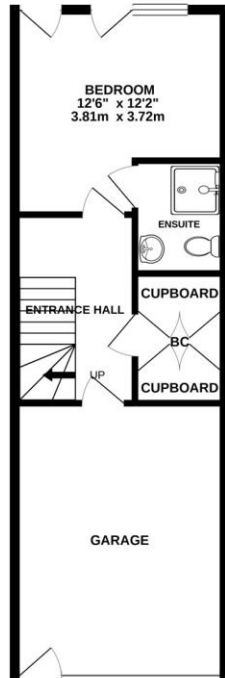




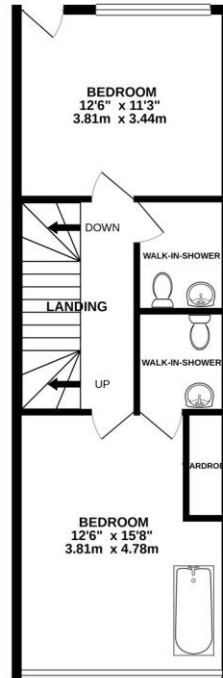




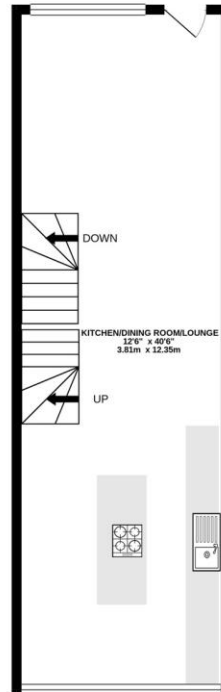
GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



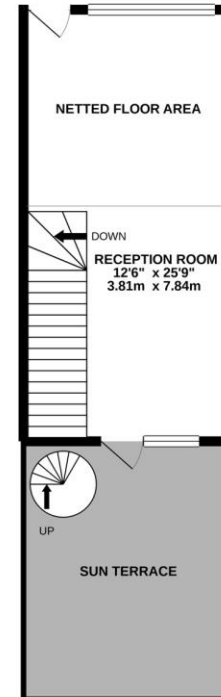
1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



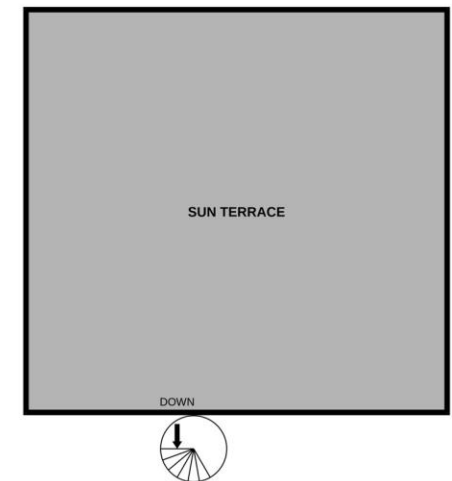
2ND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



3RD FLOOR
322 sq.ft. (29.9 sq.m.) approx.



4TH FLOOR
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 1820 sq.ft. (169.1 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.

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 85 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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