



RESIDE
MANCHESTER



Ardwick Green 4 Niven Street
Ardwick, Manchester, M12 6PQ

Asking Price £399,950

3 2 1 B

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Sustainable Urban Living at Ardwick Green.

Located a few hundred metres from Piccadilly Station and overlooking the historic Ardwick Green, the latest development by Step Places comprises of 16 three-bedroom townhouses.

Nestled among listed period properties, these houses will offer superb specification and sustainable living with Manchester's thriving City centre on your doorstep.

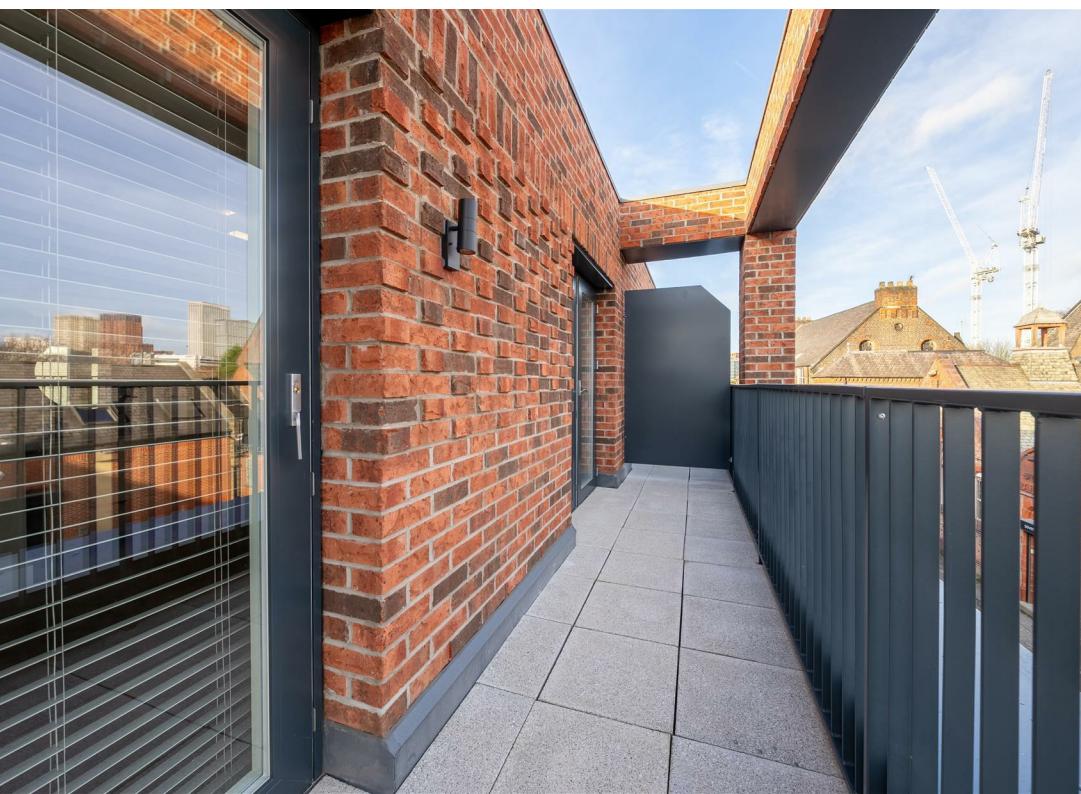
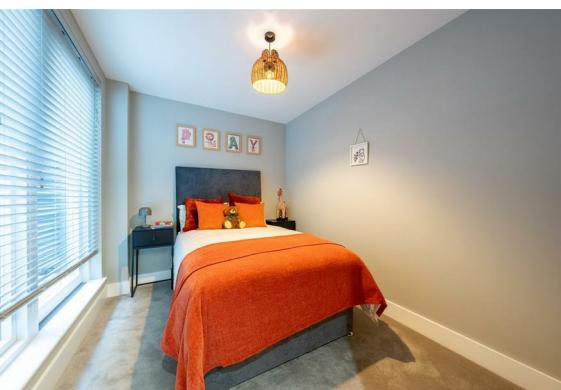
Ardwick Green combines contemporary design with great light infused spaces, offering stylish homes with a modern twist, private parking, outdoor spaces and a welcoming community atmosphere.

Completion of the development has now taken place and reservations have now been taken on a number of units.

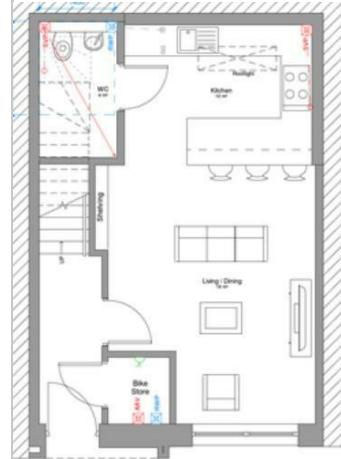
Please note that this property includes photos of the show home and we have various layouts and internal specification.

- Brand new development
- Three bedroom townhouses
- All with balcony and terrace
- On site car parking & EV point
- 1117 sqft internally
- Two bathrooms
- Complete and ready for occupation
- Located on Ardwick Green
- Sustainable Houses
- EPC rating B





Floor Plan



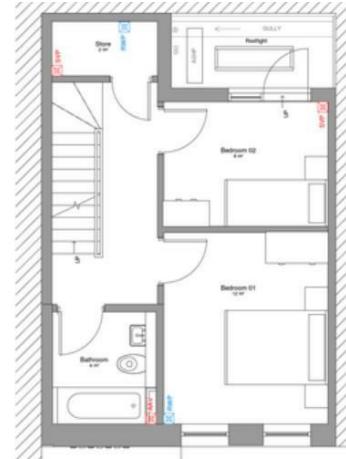
HT01 - Typical Ground Floor Plan

1 : 50

GROUND FLOOR INTERNAL AREA: 41.0m² (441ft²)
TOTAL INTERNAL FLOOR AREA: 103.8m² (1117ft²)

BLUE DIMENSIONS AND ANNOTATIONS SHOW POTENTIAL MA(2)
COMPLIANT WC FACILITIES WITH LEVEL ACCESS SHOWER

CHARGING POINT IN GROUND FLOOR STORE TO ALLOW FOR
CHARGING & STORAGE OF MOBILITY SCOOTER OR ELECTRIC
BICYCLE



HT01 - Typical First Floor Plan

1 : 50

FIRST FLOOR INTERNAL AREA: 41.0m² (441ft²)
TOTAL INTERNAL FLOOR AREA: 103.8m² (1117ft²)

FIRST FLOOR EXTERNAL AREA:
TOTAL EXTERNAL AREA: 3.6m² (39ft²)
10.4m² (112ft²)



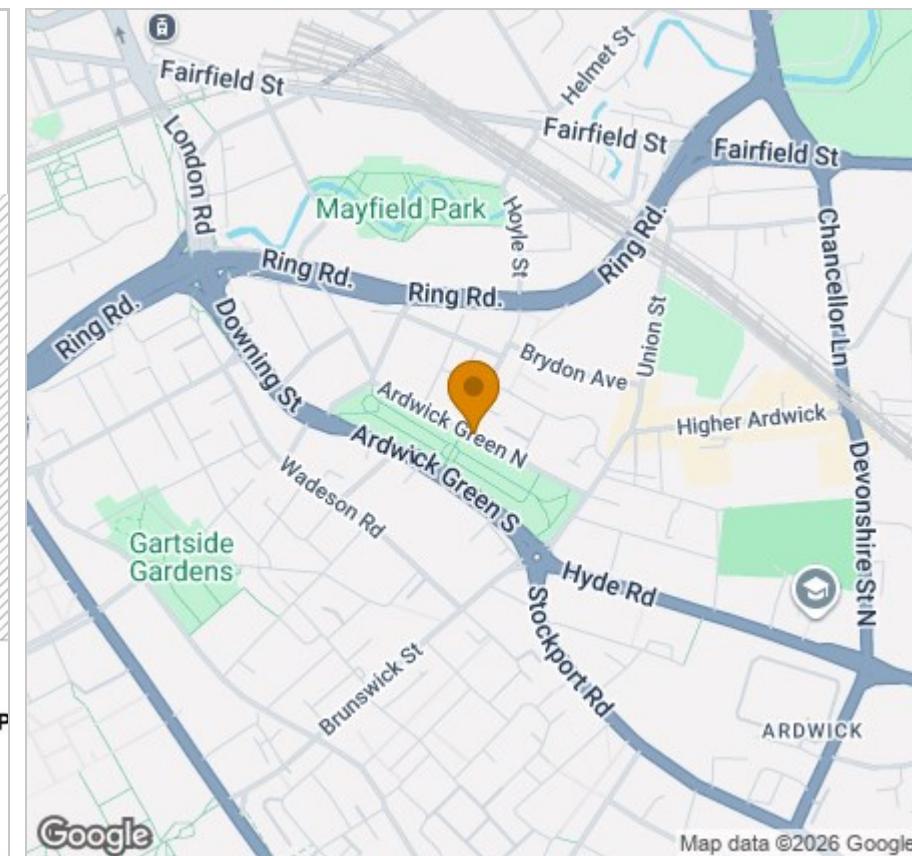
HT01 - Typical Second Floor P

1 : 50

SECOND FLOOR INTERNAL AREA: 26.9m² (290ft²)
TOTAL INTERNAL FLOOR AREA: 103.8m² (1117ft²)

FIRST FLOOR EXTERNAL AREA:
TOTAL EXTERNAL AREA: 6.8m² (73ft²)
10.4m² (112ft²)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	84	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Reside Manchester Office on 0161 837 2840
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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