



17 OLYMPIC STREET MANCHESTER, M11 3BH

£300,000
LEASEHOLD

Located in a popular residential area close to Manchester city centre, this three-bedroom mid-terrace home offers spacious accommodation, excellent transport links, and strong investment potential.

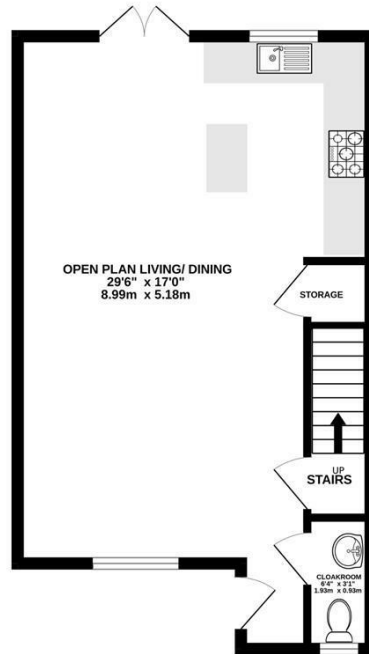
The property provides around 99 sqm of living space, comprising a bright lounge, a modern fitted kitchen/diner, three generously sized bedrooms, and two bathrooms. The layout is well suited to families, first-time buyers, or landlords seeking a high-demand rental.

Outside, the home benefits from a private rear yard, while the surrounding neighbourhood offers excellent local amenities. Ardwick Station is within walking distance, with Manchester Piccadilly just a short journey away. The property is also close to schools, shops, the Etihad Stadium, Co-op Live Arena, and Manchester Royal Infirmary.

The area is well known for its strong community feel and excellent connectivity, making it an ideal choice for anyone looking to live or invest in a thriving part of the city.



GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.

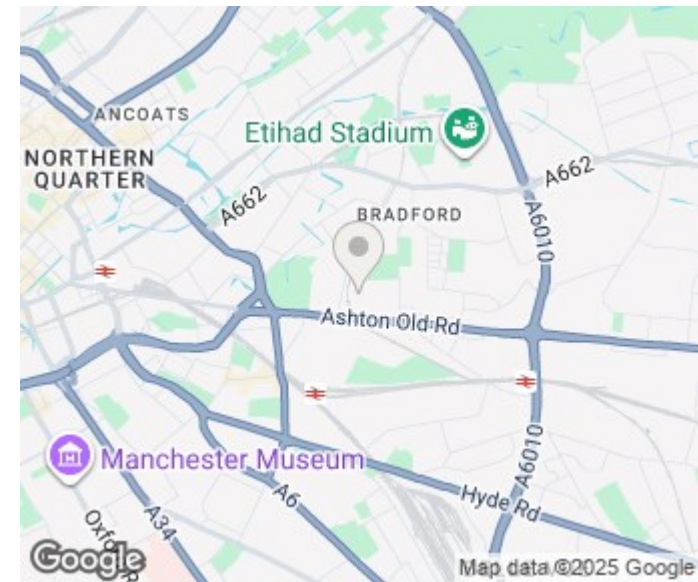


1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq.ft. (84.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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