



Stephen Hunt Street, Ancoats, Manchester

Offers Over £350,000

Julie Twist Properties is proud to present this immaculately maintained three-bedroom semi-detached home on Stephen Hunt Street. The property features a driveway and front garden of its own, while upon entering the property there is a large, open hallway that leads to the lounge, kitchen and WC. The kitchen is located at the front of the house with a window facing the front garden & canal, fully equipped, it provides ample space for a sizable dining table, making it ideal for hosting guests. The large, light-filled living area features French glass doors that open to the back garden, which is extremely spacious and is perfect for dining, lounging and playing! The garden's rear has been designed to maximise the portion of the space that is exposed to direct sunshine throughout the day. There is also ample under-stair storage and a spacious WC on the ground level.

- Semi-Detached House
- 3 Bedrooms
- Beautifully Presented with a Canal View!
- Two Bathrooms and Downstairs WC
- Front and Back Gardens
- Short walk to Ancoats main square and Manchester City Centre
- Spacious and Bright
- Lovell Development

DESCRIPTION

This beautiful house also features three bedrooms on the first floor: a spacious master bedroom with an en-suite bathroom, a good-sized double bedroom, and a third bedroom that could be used as a study, guest bedroom, or nursery. This floor also has a three-piece suite in the main bathroom and storage cabinets.

Stephen Hunt Street is part of the Lovell development and is a well-established community of young professionals and families alike and is just a stones throw from Ancoats Main Square and New Islington. These neighbourhoods, with their converted mills, cobblestone lanes, and canals merging in with architecturally stunning new projects, are today regarded as one of Manchester City Centre's most, if not the most, popular residential neighbourhoods. Ancoats has a fantastic vibe wherever you go and is home to some of Manchester's best-rated eateries and bars. Walking distances include Victoria station, Piccadilly station, and Shudehill bus/tram stop. You are also not too far from Market Street and the Arndale, two of the major shopping districts, as well as the bustling Northern Quarter. Additionally, there is also lovely waterfront outdoor space available at the New Islington Marina, and Cutting Room Square is also a short walk away.

GENERAL

Rental Yield: TBC
 Service Charge: N/A
 Ground Rent: £200pa
 Floor Area: 944 sq ft approx (87.7 sq m approx)
 Lease: 250 years from 1 January 2015
 Council Tax Band: B, Aprx: £1531.83pa
 There will be an onward chain with this property

HALLWAY

Engineered wood flooring, ceiling lights, radiators, access to storage cupboard under the stairs and access to WC.

LIVING ROOM/LOUNGE

Double glazed window and double glazed french doors onto back garden, carpeted flooring, radiators, phone/TV point, dual heating controls and ceiling lights.

KITCHEN

The kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven and four ring gas hob with extractor over, stainless steel sink with mixer tap and drainer, tiled flooring, radiators, double glazed window and spotlights.

MASTER BEDROOM

Double glazed window, carpeted flooring, radiators, phone/TV point, ceiling light, dual heating controls and entrance to the ensuite.

ENSUITE

Accessed via the master bedroom, the ensuite comprises of a shower cubicle, WC, wash hand basin with mixer tap, radiator, partially tiled walls, tiled flooring, double glazed window, extractor and spotlights.

LANDING

Carpeted flooring, boarded loft with integrated loft ladder, access to storage cupboard.

BEDROOM 2

Double glazed window, carpeted flooring, radiator and ceiling light.

BEDROOM 3

Double glazed window, carpeted flooring, radiator, ceiling light and access to storage cupboard

MAIN BATHROOM

Accessed via the landing, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and spotlights.

OUTSIDE SPACE

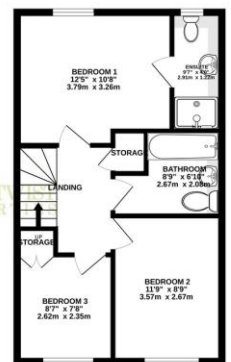
Driveway with parking available for two cars, front garden and back garden with paved and grass areas.



GROUND FLOOR
463 sq ft (43.0 sq.m.) approx.



1ST FLOOR
463 sq ft (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 944sq ft (87.7 sq.m.) approx.

We believe every effort has been made to ensure the accuracy of the figures contained herein. Measurements of areas, volumes, weights and other data are approximate and are subject to change. The actual area, volume and weight of any item may vary from the stated area, volume and weight. We do not accept liability for any errors or omissions. Measurements are taken from the finished floor level unless otherwise stated. © 2015 Julie Thomas Property Services Ltd.

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