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jordan fishwick

113 Upper Brook Street, Ardwick, Manchester, M13 9JS

Jordan Fishwick are pleased to offer this stunning FOUR BEDROOM townhouse, just 0.8 miles from Piccadilly station, and across the road from Manchester Royal hospital. The house is spread over THREE STOREYS and has been lovingly maintained over the last few years by the current owners offering the lucky buyer the chance to just move right on in. The house briefly comprises of: entrance hall, large open plan kitchen/living/dining room, W/C, french doors leading to paved rear garden/driveway. To the first floor there are 2 bedrooms and bathroom, and to the top floor there are a further two double bedrooms and an en-suite to the master suite. Parking and garden to the rear. Visitor parking is also available. NO ONWARD CHAIN.

Price £360,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Wood effect flooring. Ceiling light. Door leading to ground floor rooms and access to the first floor.

Living Room

17'7" x 10'0"

Wood effect ceramic tiled flooring. Ceiling light. Radiator. TV and telephone points.

Kitchen

13'7" x 9'6"

Range of wall and base units with complimentary work tops over. Space for fridge/freezer and washing machine. Integrated dishwasher. Tiled flooring. Sink with mixer tap over. Doors leading to the rear garden. Wood effect ceramic tiled flooring.

Downstairs W/C

Low level w/c. Sink with mixer tap. Wood effect ceramic tiled flooring. Storage shelving.

Bedroom One

12'9" x 13'7"

Fitted carpet. Ceiling light. Radiator. Sliding wardrobe. Access to ensuite.

Ensuite

Newly tiled. Low level W/C. Shower cubical with mixer shower. Pedestal sink with mixer tap. Heated towel rail.

Bedroom Two

10'6" x 10'9"

Wood effect flooring. 2 x Velux windows. Radiator. Storage cupboard. Ceiling light.

Bedroom Three

13'6" x 10'7"

Fitted carpet. Ceiling light. Radiator. Airing cupboard.

Bedroom Four

11'11" x 7'0"

Fitted carpet. Juliet balcony to the front of the property. Ceiling light. Fitted wardrobe. Radiator.

Bathroom

Low level w/c, bath with mixer shower over. Sink with mixer taps. Partially tiled. Heated towel rail.

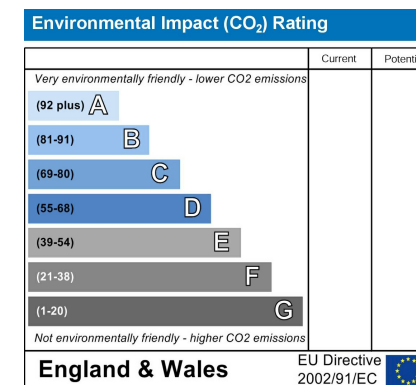
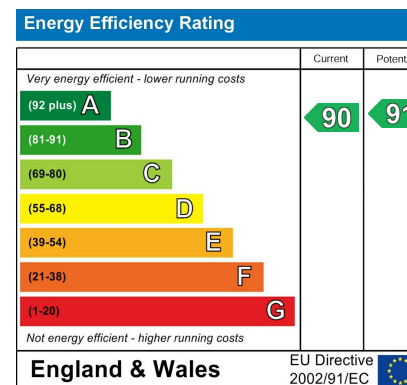
Externally

Enclosed rear yard which can be used for off road parking. Front garden. Visitor parking available to the rear of the property.

Additional Information

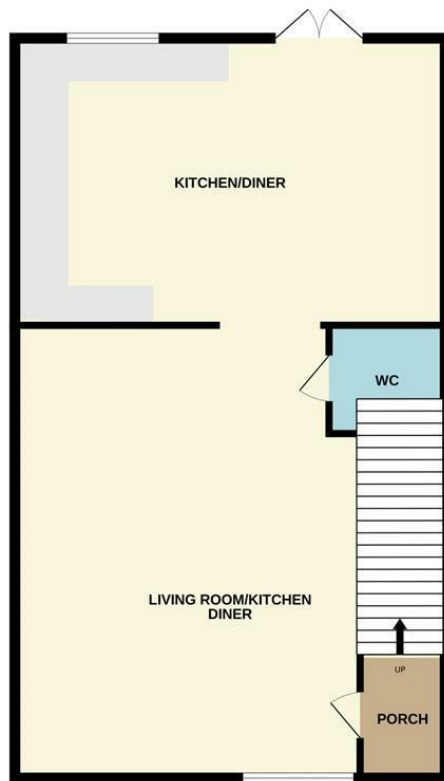
Freehold

Council Tax Band C





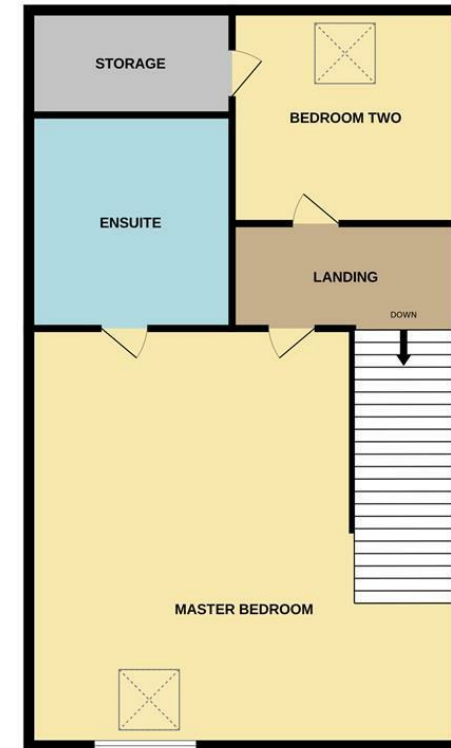
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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