



Blue estate agent sign on a white post.

22
23



23 Oregon Close, Ardwick, Manchester, M13 9SA

Jordan Fishwick are pleased to offer for sale this well presented THREE BEDROOM townhouse, located just 1.5 miles from Central Manchester, and on the door step of Manchester University district and hospital. The house briefly comprises of: entrance hall, w/c, open plan kitchen diner living room with under stairs storage. To the first floor you will find three bedrooms, master benefitting from an en-suite shower room, and a well appointed bathroom. The house offers off road parking to the front with additional on street parking available, and an enclosed rear garden. No onward chain. RENTED UNTIL August 2024 AT £1760 PCM.

Offers Over £325,000

Viewing arrangements

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

Entrance Hall

Front entrance door. Wood effect floor. Radiator. Window to the side elevation. Staircase to the first floor.

W/C

Frosted PVCu double glazed window to the front elevation. Fitted with a white two piece suite comprising wash hand basin with mixer tap and low level WC. Radiator.

Living Room/Diner

17'5" (narrowing to 13'9") x 16'6"
PVCu double glazed window and door to the rear elevation leading to the garden. Wood effect floor. Two radiators. Understairs storage cupboard. Open into the kitchen.

Kitchen

9'11" x 8'0"
PVCu double glazed window to the front elevation. Fitted with a range of wall and base units with complementary work surfaces over incorporating a stainless steel one and half bowl sink and drainer unit with mixer tap. Built in stainless steel oven and four ring gas hob. Plumbing for washing machine and space for fridge freezer. Tiled floor.

Bedroom 1

11'1" x 10'2"
PVCu double glazed door and window to the front elevation opening to Juliet balcony. Wood effect floor. Radiator.

En-suite

Fitted with a white two piece suite comprising wash hand basin with mixer tap and low level WC. Shower cubicle. Tiled floor. Chrome heated towel rail.

Bedroom 2

11'9" x 8'10"

PVCu double glazed window to the rear elevation. Wood effect floor. Radiator.

Bedroom 3

8'3" x 7'11"

PVCu double glazed window to the rear elevation. Wood effect floor.

Bathroom

Frosted PVCu double glazed window to the front elevation. Fitted with a white three piece suite comprising wash hand basin with mixer tap, panelled bath with mixer tap, shower attachment and screen to the side and low level WC. Tiled floor and partly tiled walls. Chrome heated towel rail.

Externally

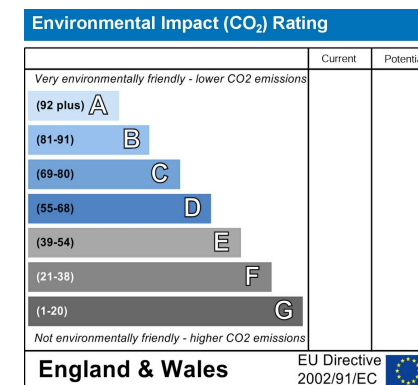
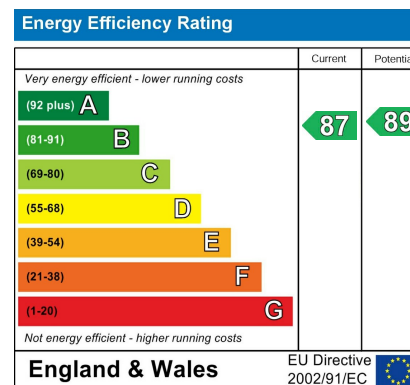
Driveway to front. Rear garden.

Additional Information

Lease - 250 years from and including 1 January 2015

Ground rent - £250 per annum.

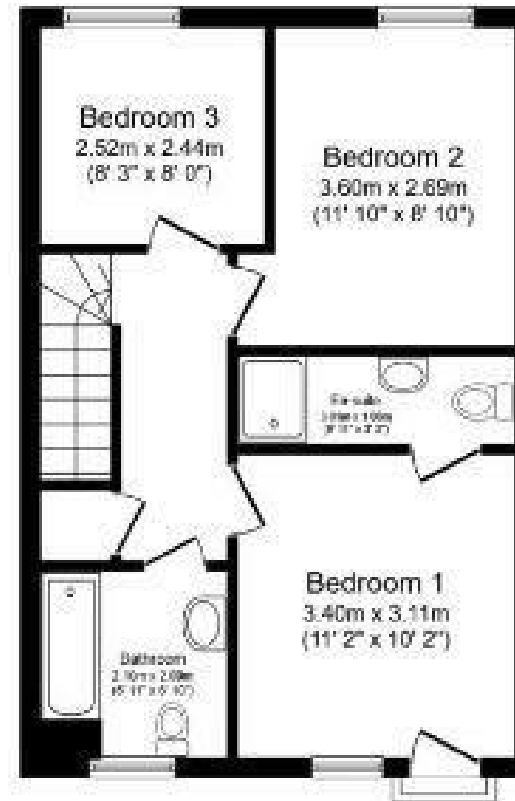
Council tax is band B (Manchester City Council).







Ground Floor



First Floor



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

245 Deansgate, Manchester, M3 4EN

0161 833 9499 opt 3

manchester@jordanfishwick.co.uk

www.jordanfishwick.co.uk

