

FOR SALE
jordan fishwick
MANCHESTER
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17 Butler Street, Manchester, M40 7SW

Jordan Fishwick are pleased to offer for sale this stunning three storey, FOUR BEDROOM semi detached house on Butler Street, part of the new Lovell Homes development between Ancoats and Miles Platting. The house was completed in October 2022 and is still under its original 2 year warranty. The house has been lovingly cared for and is ready for the next buyer to move straight on in. There is a large rear garden, driveway with space for 5 cars, plus an EV charging point. The property is well located just a 5 minute walk to New Islington Marina, 10 minutes walk from a supermarket, gyms, bars and restaurants. The house briefly comprises: entrance hall, kitchen/diner, living room, downstairs W.C. To the first floor, 3 bedrooms and family bathroom. The master suite spans the top floor and includes a dressing area, and en-suite shower room. Internal fittings including sockets, switches, wall tiles and floor tiles are platinum Lovell specification so you will need to view early to avoid disappointment.

Price £547,500

Viewing arrangements

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

Entrance Hall

Amtico flooring. Access to all ground floor rooms. Storage cupboard.

W/C

Amtico flooring. Low level W/C. Sink with mixer tap.

Kitchen/Diner

14'10" x 9'1"

Range of wall and base units with sandstone worktops over. Integrated Bosch appliances including fridge/freezer, oven, and additional microwave/oven. Space and plumbing for washing machine and dishwasher. Bosch cooker with 5 ring induction hob over and extractor fan. Sink with Rangemaster pull-out spray tap. Amtico flooring. Spotlights. Radiator.

Living Room

16'2" x 12'4"

Fitted carpet. Door leading to garden. Ceiling light. TV point. Radiator.

Bedroom Two

13'9" x 8'9"

Fitted carpet. Ceiling light. Radiator.

Bedroom Three

13'5" x 7'1"

Fitted carpet. Ceiling light. Radiator.

Bedroom Four

9'4" x 8'8"

Fitted carpet. Ceiling light. Radiator.

Bathroom

7'0" x 6'2"

Tiled bathroom suite with low level W/C, sink with mixer tap, bath with mixer shower over. Vanity cupboard with mirror. Shaver point. Heated towel rail.

Bedroom One

17'10" x 12'5"

Fitted carpet. Ceiling light. Radiator. Built in cupboard.

En-suite

9'4" x 6'4"

Tiled en-suite with low level W/C, sink with mixer tap, shower cubical with mixer shower. Heated towel rail.

Dressing Room

9'5" x 9'4"

Space for wardrobes and dressing table.

Externally

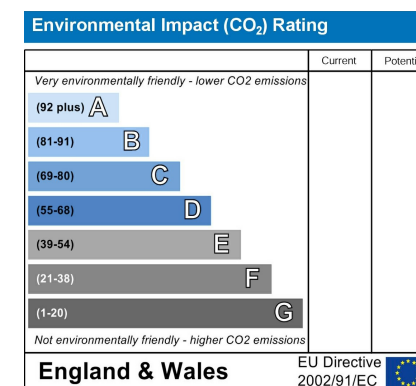
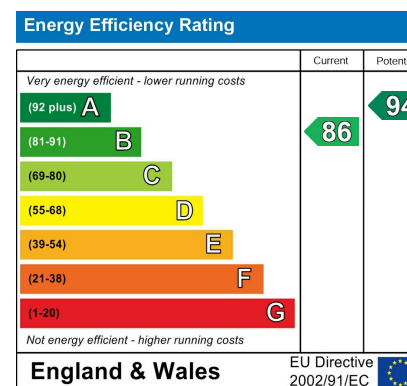
Front and rear garden. Shed include. EV charging point. Double glazed. Gas central heating. Fully alarmed (controlled by code, fob or smartphone).

Additional Information

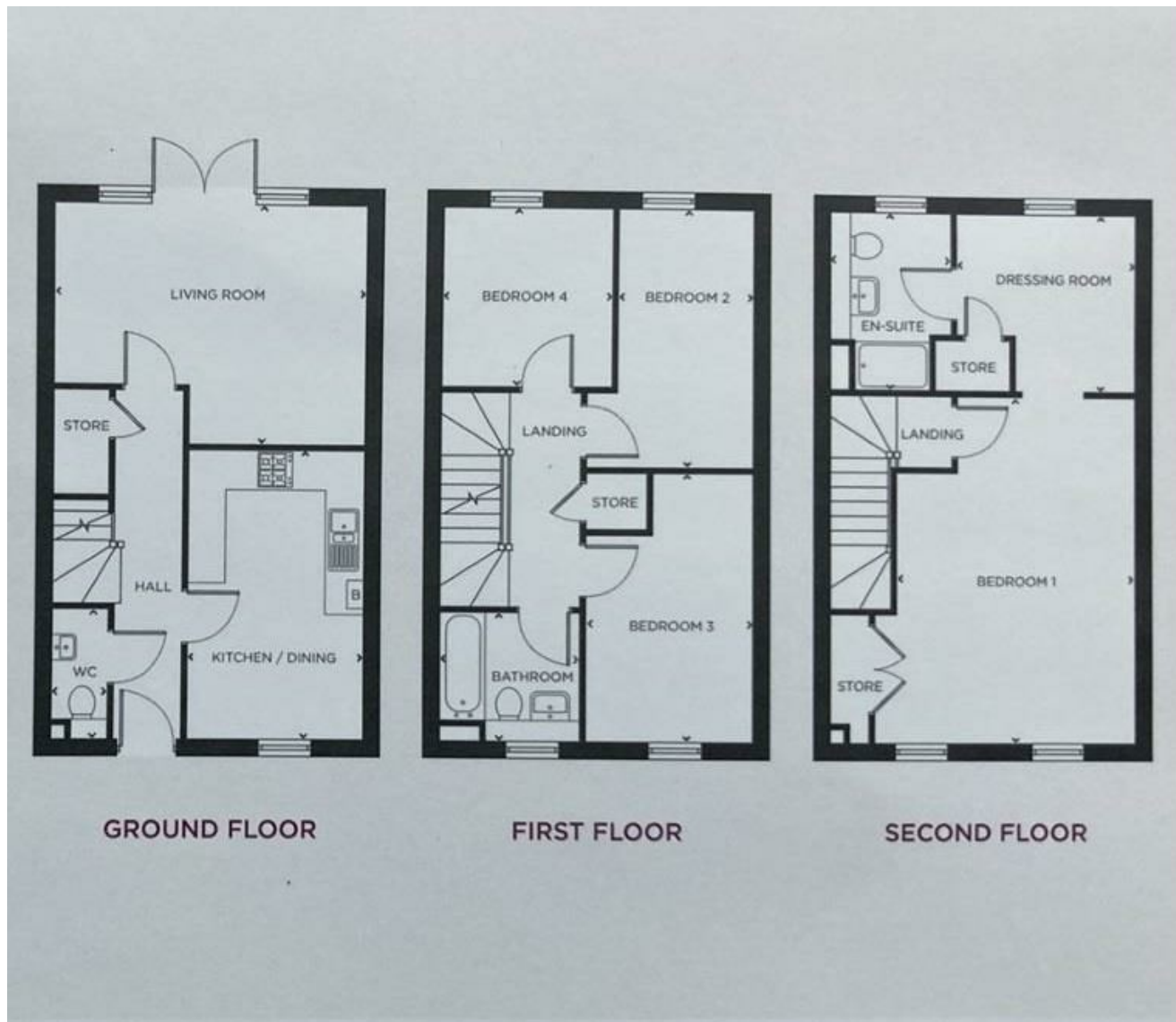
Lease - 250 years from Jan 2017

Ground rent - Peppercorn

No service charges payable







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.

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