



Plot 9 New Islington Gardens, Snell Street, Ancoats, Manchester, M4 7EL

Jordan Fishwick are pleased to offer for sale this FOUR BEDROOM end townhouse in the brand new New Islington Gardens development. The townhouse is a perfect addition to Ancoats with its easy access to New Islington tram stop, Ancoats Marina and the nearby Northern Quarter. Spanning across 1514 sq ft of living space, you will find open plan/kitchen/diner/sitting room, W/C, lounge with doors leading step free on to the rear garden. Four double bedrooms, two with en-suite (three with en-suite on the larger plots), study room/occasional 5th bedroom, a well appointed master bathroom and the pièce de résistance, a beautiful 30m² (including staircase entrance)private roof terrace with views of the Etihad and beyond. The property also benefits from driveway fitted with a EV charging point.

Price £640,000

Viewing arrangements

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

Technical Specification

The development is a high quality sustainable development using passive and low energy design technologies to reduce the energy demand and therefore reducing CO2 emissions. The outcome is a development which outperforms Building Regulations (Part L1A 2010) requirements by 39.18%.

The scheme achieves this by way of the following:

- High performance glazing to reduce solar and transmission gains
- Improved thermal performance of the buildings
- Mechanical Ventilation Heat Recovery systems with 88% efficiency
- Low carbon Air Source Heat Pumps for heating and hot water
- Very low building air leakage rate
- Low energy lighting
- No fossil fuels
- EV charging points
- Planting of 14 semi-mature trees

Kitchens & Bathrooms

Contemporary kitchens will be installed, hand made in Yorkshire; complete with the following appliances. Zanussi 70/30 Fridge Freezer, Zanussi 60cm Integrated Dishwasher, Zanussi 60cm Induction Hob, Zanussi Single Oven S/S, Zanussi Microwave, Zanussi Canopy, Athena tap and undermounted sink. The worktops are Hanex®solid surface, non-porous and antibacterial and are impervious to the growth of bacteria, e.coli, mould and mildew. Sanitaryware throughout the bathrooms will comprise of Duravit and Hansgrohe fittings.

Additional Information

CGIs used for illustrative purposes only.

Freehold. No service or communal charges payable.

The EPC is estimated at 92+ Rating A but will be confirmed prior to completion. Fibre to the Premises (FTTP) technology, enabling ultrafast speeds for new homeowners, delivering speeds of up to 1Gbps - 24 times faster than the UK average - full fibre provides a future-proof selling feature for your new home.

Kitchen/Diner/Sitting Room

21'4" x 14'8"

Living Room

14'8" x 13'5" (max)

Downstairs W/C

First Floor

Bedroom One

10'11" x 7'9"

Bedroom Two

14'8" x 9'10" (max)

Bathroom

Second Floor

Study/Bedroom Five

8'1" x 6'4"

Bedroom Three

14'8" x 10'0" (max)

En-suite

6'10" x 4'9"

Bedroom Four

14'8" x 11'0" (max)

En-suite

6'10" x 4'9"

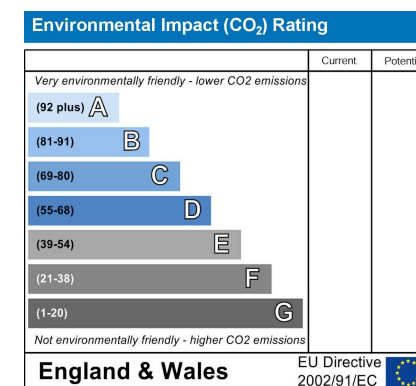
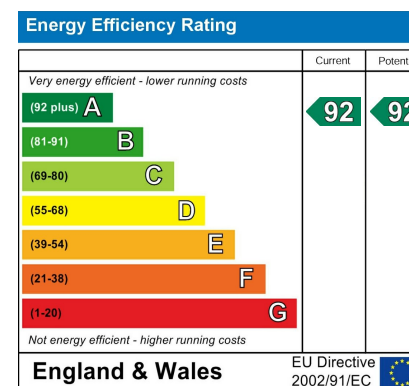
Third Floor

Roof Terrace

They're 30m2 (including the area of the stair entrance).

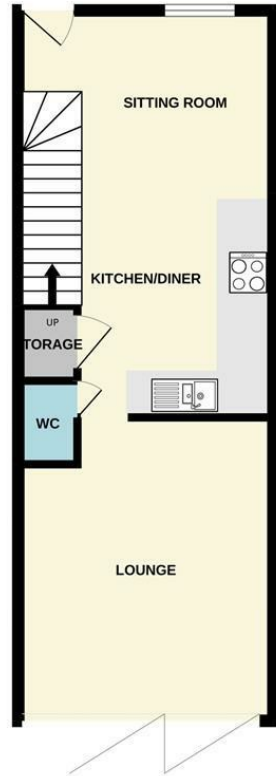
Externally

Off road parking and EV charging for one vehicle. Enclosed rear garden with patio and lawn.

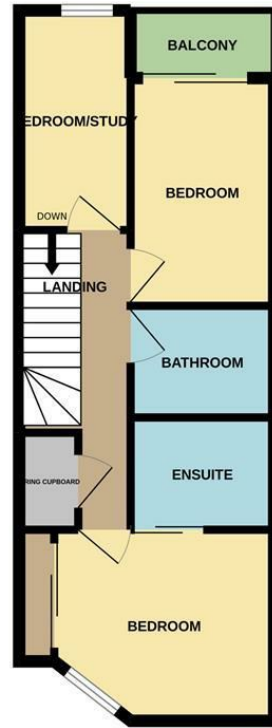




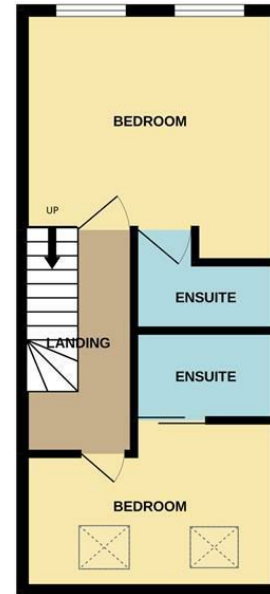
GROUND FLOOR



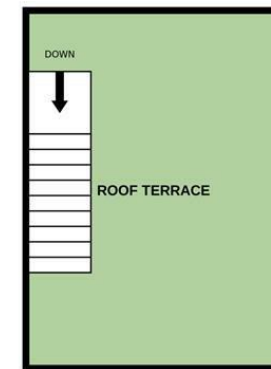
1ST FLOOR



2ND FLOOR



3RD FLOOR ROOF GARDEN



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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