



NO PARKING  
IN FRONT OF  
THIS GATE  
ACCESS REQUIRED  
AT ALL TIMES

12



# 12 New Islington, Ancoats, Manchester, M4 6HF

Absolutely stunning house in the ever popular Ancoats that literally ticks every box...100 square meters in size, Split over two levels and three double bedrooms, the property can be lived in straight away. Benefitting from a gated car parking space to the front as well as additional on street parking, would suit a family or professionals. The fittings throughout are of the highest standard with Duravit bathroom suites, fired earth tiles throughout and a brand new gloss kitchen. Having recently undergone a complete renovation throughout including new boiler and electrics, the property benefits from fantastic living accommodation throughout. There is an entrance hallway leading to open plan kitchen/ dining area with gloss kitchen, integrated appliances including a dishwasher! There is a good sized separate lounge, and from the hallway there is a downstairs shower room and w/c. Stairs leading to the bright landing which could be used as a study area, and three double bedrooms, the master with a small terrace balcony, and two further Juliet patio doors in the bedrooms. Family bathroom with bath and mixer shower. To the exterior there is a rear enclosed patio/gravel area, and to the front there is a gated area which can be used to store a car or as a front garden area. NO ONWARD CHAIN.

## Price £425,000

### Viewing arrangements

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

#### Living Room

12'2" x 12'0"

Ceiling light. Fitted carpet. Radiator. TV and telephone point.

#### Kitchen/Diner

23'5" x 12'1"

Range of wall and base units with complimentary worktops over. Sink with mixer tap. Integrated, fridge, freezer, dishwasher and washer dryer. Cupboard housing the combi boiler. Cooker with hob and extractor over. Ceiling light. Tiled flooring. Radiator.

#### Shower Room

Tiled suite. Low level W.C. Sink with mixer tap. Shower with mixer shower over. Heated towel rail.

#### Bedroom One

12'0" x 11'5"

Ceiling light. Fitted carpet. Radiator. Access to balcony.

#### Bedroom Two

11'3" x 10'10"

Ceiling light. Fitted carpet. Radiator.

#### Bedroom Three

12'0" x 7'9"

Ceiling light. Fitted carpet. Radiator.

#### Bathroom

Tiled suite. Low level W.C. Sink with mixer tap. Bath with mixer shower over. Heated towel rail.

## Landing/Office Space

Ceiling light. Fitted carpet. Radiator. TV and telephone point.

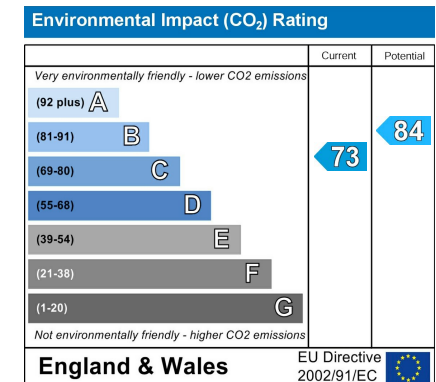
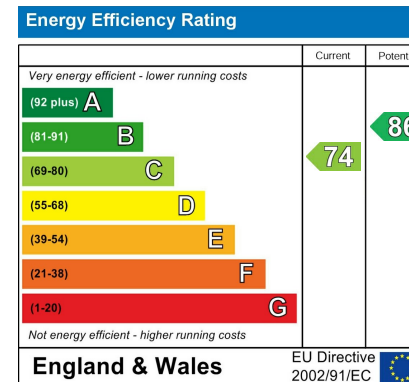
## Externally

Driveway to front. Enclosed rear garden. Balcony accessed via master bedroom.

## Additional Information

Lease - 250 years from 3 August 2004

Ground rent - N/A

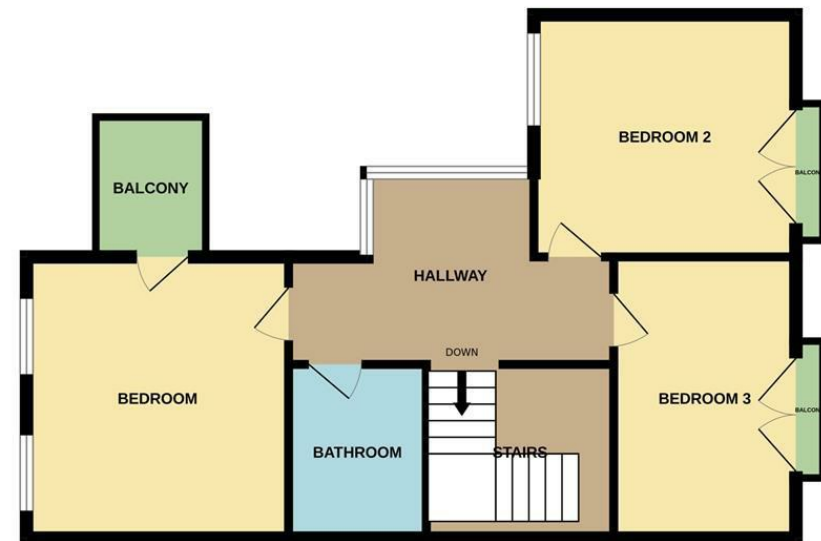




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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