



28 Oregon Close, Ardwick, Manchester, M13 9SA

Welcome to this charming house located on Oregon Close in Manchester. This modern property, built in 2015, offers a comfortable living space of 969 square feet, making it an ideal home for families or professionals seeking a contemporary lifestyle. The house features a well-designed reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. With three spacious bedrooms, there is ample room for relaxation and privacy, catering to the needs of a growing family or those who require extra space for guests or a home office. The property boasts two bathrooms, ensuring convenience for all residents. This thoughtful layout allows for a seamless morning routine, making busy days a little easier.

Price £365,000

Viewing arrangements

Viewing strictly by appointment through the agent

245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

The Property

The house includes parking for one vehicle, a valuable feature in this bustling area. The location on Oregon Close offers a peaceful residential environment while still being within easy reach of local amenities, schools, and transport links, making it a practical choice for everyday living.

In summary, this delightful house combines modern comforts with a convenient location, making it a wonderful opportunity for anyone looking to settle in Manchester. Don't miss the chance to make this lovely property your new home.

Entrance Hall

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

WC

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/Dining Room

17'5" x 16'6"

PVCu double glazed window and door to the rear elevation leading to the garden. Two radiators. Understairs storage cupboard. Open into the kitchen.

Kitchen

10'2" x 9'5"

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. Gas central heating boiler

Bedroom One

11'1" x 10'2"

PVCu double glazed door and window to the front elevation opening to Juliet balcony. Radiator.

En-Suite

6'6" x 2'10"

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

Bedroom Two

11'9" x 8'9"

PVCu double glazed window to the rear elevation. Radiator.

Bedroom Three

8'3" x 8'0"

PVCu double glazed window to the rear elevation. Radiator

Bathroom

9'10" x 6'6"

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. Vinyl floor and partly tiled walls. Chrome heated towel rail.

Externally

Driveway to front. Enclosed Rear garden.

Additional Information

Lease - 250 years from 2015.

Ground Rent £391.08 pa reviewed every 10 years

Council tax is band B (Manchester City Council).

Agents Notes

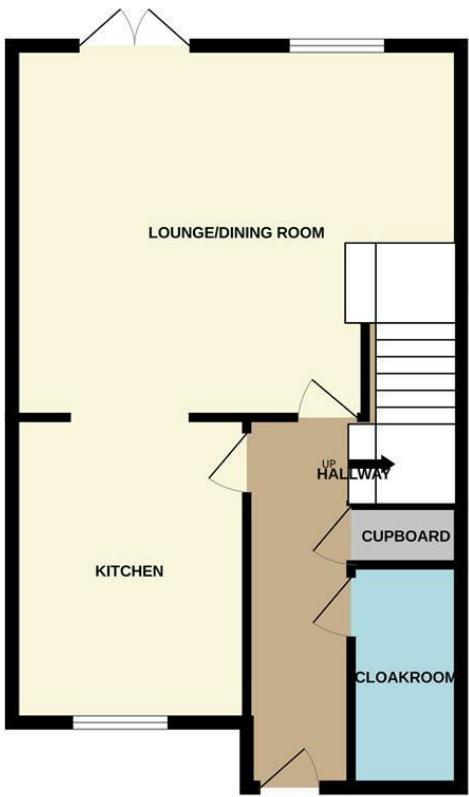
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

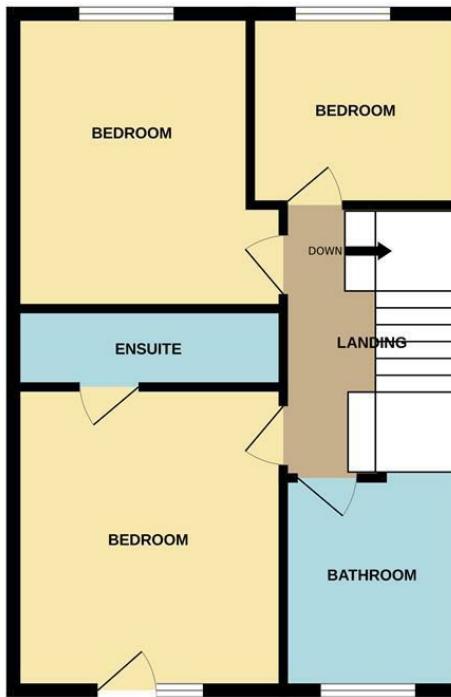
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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