



46 Stage Street, Manchester, M23 0JT

£400,000

www.jordanfishwick.co.uk





jordan fishwick

- Three Double Bedroom Townhouse
- Two Bathrooms
- Driveway and Generous Garden
- EPC Rating B
- Council Tax Band TBC
- NO CHAIN
- Downstairs WC and Utility Room
- EV Charging Point
- Solar Panels
- Freehold

MODERN THREE/FOUR DOUBLE BEDROOM family home nestled within new residential development off Sale Road, benefiting from ample off road parking front and back garden. Located close to local amenities, easy access to the surrounding motorway network and Metrolink minutes from the property.

Built in 2023, this property benefits from additional furnishings installed by the current owners, including: tiled flooring, carpeted flooring and integrated appliances.

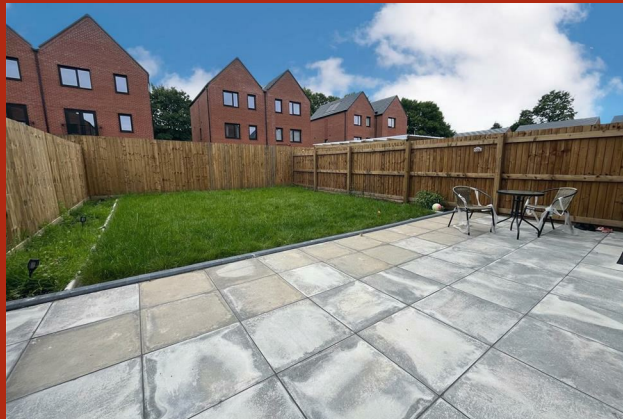
The accommodation briefly comprises; large entrance hall, sitting room, utility room / downstairs WC, fitted kitchen with integrated appliances with bi-folding doors onto the garden.

To the first floor, a lounge/bedroom, the master bedroom and bathroom. To the second floor two more double bedrooms and a shower room.

Outside there is a fully enclosed and private rear garden with patio area. Benefitting from solar panels fitted to roof.

Call now to secure a viewing of this wonderful family home!

Freehold. EPC Rating B. Manchester Council Tax Band TBC.

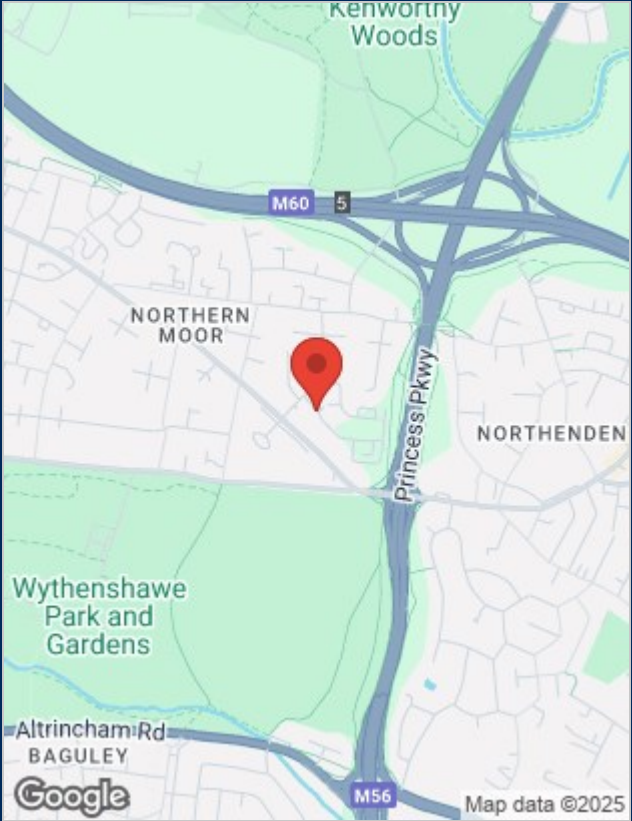




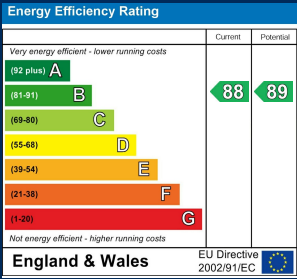
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.