



NEWCASTLE STREET



# 4 Newcastle Street, Manchester, M15 6HF

Jordan Fishwick are pleased to have for sale this charming three-bedroom semi detached house on Newcastle Street, Manchester. Upon entering, you are welcomed through the hallway which includes a ground floor shower room and into a spacious reception room that leads into the kitchen and the rear garden. The kitchen included integrated, oven/hob and extractor fan. On the first floor there are Three bedrooms a well-appointed bathroom, ensuring convenience and comfort for all residents. Gated Parking. Paved rear garden. The roof has recently undergone a full repair, including new timbers and felting. No Chain

## Asking Price £285,000

### Viewing arrangements

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

#### The Building

The property is ideally situated, providing easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. The surrounding area boasts a vibrant community spirit, with parks and recreational facilities nearby, perfect for enjoying the outdoors.

This house on Newcastle Street is not just a place to live; it is a home where memories can be made. With its modern features and prime location, it presents an excellent opportunity for those looking to settle in Manchester. Do not miss the chance to make this delightful property your own.

#### Hallway

Laminate flooring, leads to all ground floor rooms with stairs leading to the first floor.

#### Shower Room

5'1" x 5'11"

Part tiled shower room, shower attachment with mixer, fitted mirror, W.C, hand wash basin, double glazed UPVC window.

#### Lounge

9'8" x 20'8"

Laminate Flooring, access to storage under the stairs, T.V Access points, radiator, UPVC double glazed window, double sliding door with access to the rear garden, spot lighting, access to the kitchen.

#### Kitchen

8'4" x 13'11"

Wall and base units with complimentary kitchen worktop, integrated hob / oven with extractor fan, tiled splash back, spot lighting, double glazed UPVC window.

#### Bedroom One

8'9" x 18'5"

Wooden laminate flooring, walk in storage cupboard, access to balcony with on street views, spot lighting, electrical power sockets radiator, double glazed UPVC window.

#### Bedroom Two

10'4" x 8'9"

Wooden laminate flooring, spot lighting, electrical power sockets radiator, double glazed UPVC window.

### Bedroom Three

9'6" x 6'11"

Wooden laminate flooring, spot lighting, electrical power sockets radiator, double glazed UPVC window.

### Bathroom

4'7" x 8'0"

Part tiled bathroom, shower attachment with mixer, W.C, hand wash basin, fitted mirror with storage, opaque double glazed window., spot lighting, heated chrome towel rail.

### Externally

The property benefits from parking through gates, rear garden, balcony.

### Additional Information

Leasehold details- 250 years from 2002

Ground Rent- £100.00

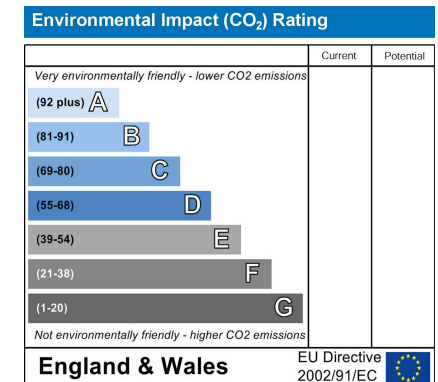
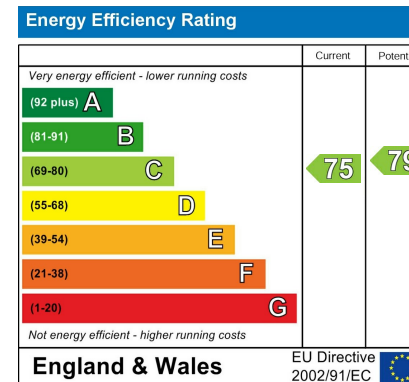
Service Charge- £202.64

Council Tax- B

EPC- TBC

### Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







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