



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

Jordan Fishwick are pleased to offer for sale this FOUR BEDROOM townhouse which completed in 2023. This 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 1431 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, study room/occasional 5th bedroom, a well appointed master bathroom and the pièce de résistance, is a beautiful 30m2 (including staircase entrance)private roof terrace with views of the Etihad and beyond. The property will also benefit from driveway fitted with a EV charging point. IMAGES ARE CGI and may not truly reflect the property.

Asking 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

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.

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

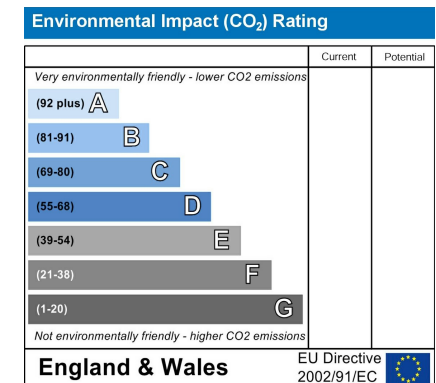
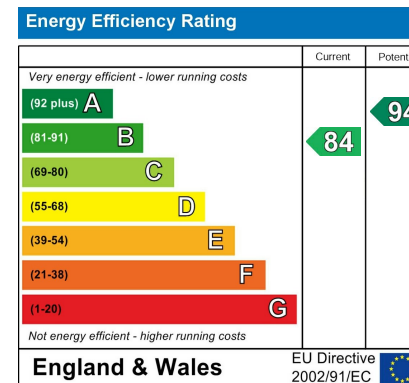
Off road parking and EV charging for one vehicle. Enclosed rear garden with patio and lawn.

Agents Note

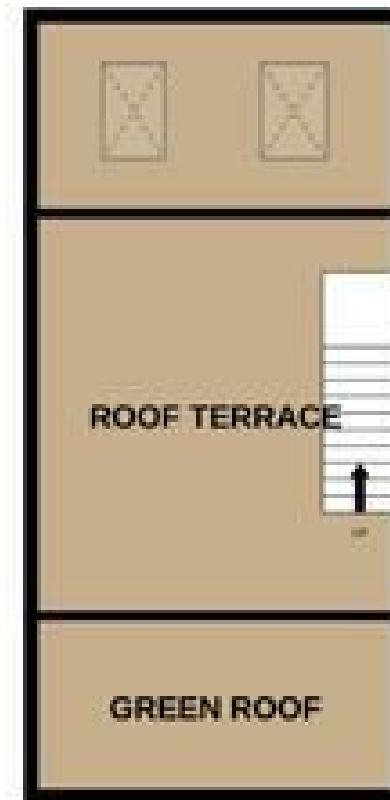
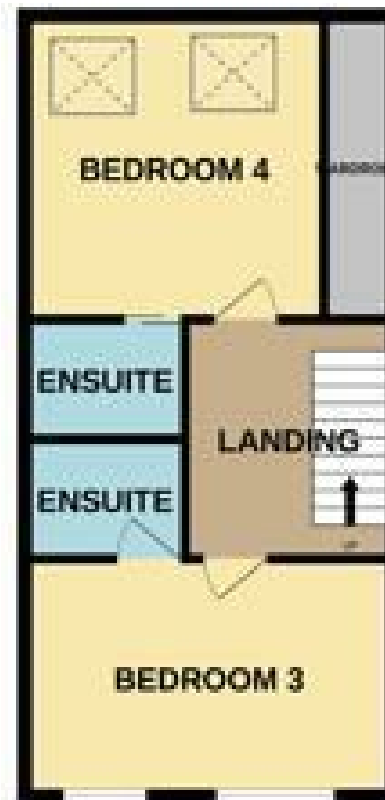
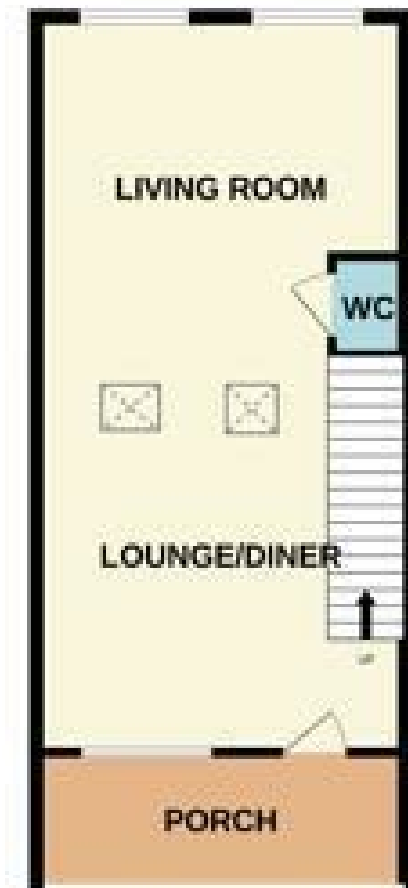
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Disclaimer

IMPORTANT NOTE TO PURCHASERS: The lease, ground rent and service charges should all be checked via the solicitors for clarification. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans where included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us.







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