



RESIDE

MANCHESTER



Plot 1.7 3 Cotter Street
Ardwick, Manchester, M12 6EY

Asking Price £399,950



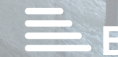
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Plot 1.7 3 Cotter Street

Ardwick, Manchester, M12 6EY

Sustainable Urban Living at Ardwick Green.

Just a short walk from Piccadilly Station and overlooking the historic Ardwick Green, this exceptional three-bedroom townhouse forms part of the latest development by Step Places.

The award-winning Ardwick Green development seamlessly blends contemporary architecture with thoughtfully designed, light-filled interiors to create stylish, energy-efficient homes for modern living. This home offers generous living space, private outdoor areas, dedicated parking, and a strong sense of community.

Ideally positioned for easy access to Manchester city centre, this beautifully designed townhouse is available to view now and ready for immediate occupation.

The Tour

General -
High-performance double-glazed windows
Air source heat pump
Whole-house mechanical ventilation with heat recovery (MVHR) system
Zoned heating system
Underfloor heating to the ground floor
High-speed broadband enabled
High-quality brushed steel ironmongery to doors and windows
Premium internal doors
Velfac front door
Internal cycle storage
Ground floor WC
Storage cupboards to upper floors
Ring video doorbell
Mains-powered smoke detectors
Smart electricity meter

External -
Private roof terrace
Secure parking
Electric vehicle charging point
Designer external ambient lighting
External waterproof power sockets
Photovoltaic (solar panel) ready
Rooflight to the kitchen
Independently lit parking space
Designated bin storage
Landscaped lightwell

Kitchen -
Contemporary designer cabinetry
Premium cabinets and worktops
Integrated oven, hob and extractor
Integrated dishwasher
Integrated fridge freezer

Bathroom -
Thermostatic rainfall shower
Vitra sanitaryware
Chrome heated towel rail
Ceramic floor tiling to bathroom, shower and WC areas
Easy-access bath panel
LED lighting

Other -
Two-year builder's warranty
Ten-year Build-Zone new homes warranty
Share of the management company for all residents

The Area

Ardwick Green is located on the edge of Manchester city centre, placing a





wealth of amenities within easy reach. Manchester Piccadilly Station is just a short walk away, providing direct rail connections across the UK, while the vibrant Northern Quarter offers a mix of independent cafés, restaurants, bars and boutiques.

Residents can enjoy waterside walks and dining at New Islington Marina, world-class shopping at the Arndale Centre and Market Street, and entertainment at nearby venues including Co-op Live, AO Arena, and the city's renowned theatres and music venues.

The area is also ideally positioned for professionals and academics, with the University of Manchester, Manchester Metropolitan University, and the Oxford Road Corridor all close by, alongside leading healthcare facilities including Manchester Royal Infirmary.

For outdoor recreation, the historic Ardwick Green Park provides an attractive green setting, while Ancoats, one of Manchester's most desirable neighbourhoods, is just minutes away.

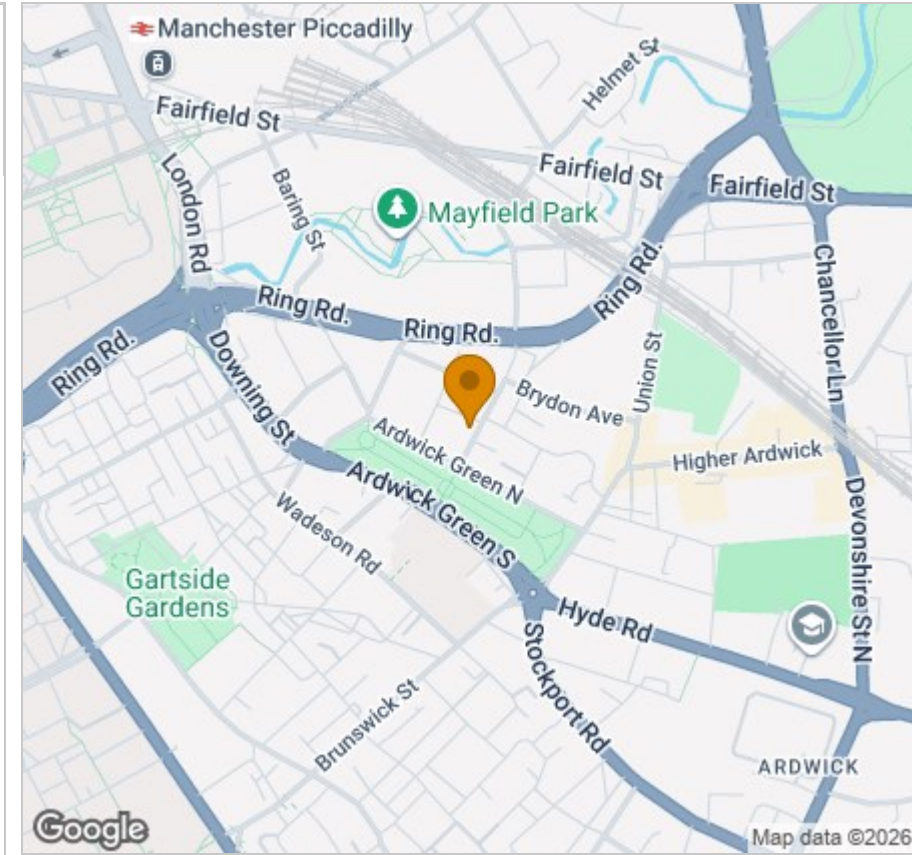
Combining excellent transport links, green open space, outstanding amenities and ongoing regeneration, Ardwick Green has become one of Manchester's most attractive locations for modern city living.

- Brand New Townhouse
- Three Double Bedrooms
- Two Bathrooms
- Balcony & Terrace
- Parking Included With EV Point
- EPC rating B
- Sustainable Houses
- Located on Ardwick Green
- 1117 sqft internally
- Immediate Occupation

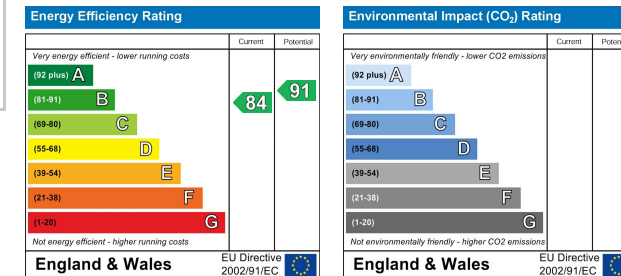
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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