



RESIDE
MANCHESTER



Ardwick Green 6 Niven Street
Ardwick, Manchester, M12 6PQ

Asking Price £430,000



Ardwick Green 6 Niven Street

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5% developer gifted deposit available on selected plots

Sustainable Urban Living at Ardwick Green.

Located a few hundred metres from Piccadilly Station and overlooking the historic Ardwick Green, the latest development by Step Places comprises of 16 three-bedroom townhouses.

Nestled among listed period properties, these houses offer superb specification and sustainable living with Manchester's thriving City centre on your doorstep.

Ardwick Green combines contemporary design with great light infused spaces, offering stylish homes with a modern twist, private parking, outdoor spaces and a welcoming community atmosphere.

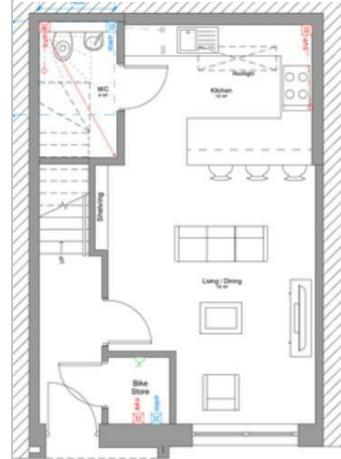
Show home available to view and all units are now complete and ready for occupation.

- 5% gifted deposit available on selected plots
- Three bedroom townhouses
- All with balcony and terrace
- On site car parking & EV point
- 1117 sqft internally
- Two bathrooms
- Completion Dec 2025
- Located on Ardwick Green
- Sustainable Houses
- EPC rating B





Floor Plan



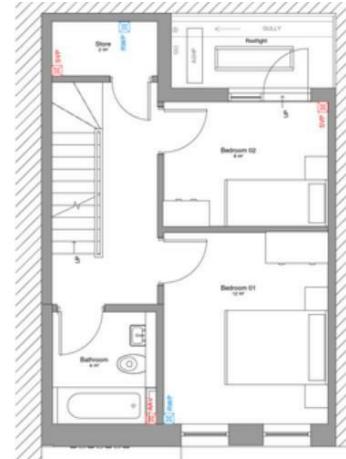
HT01 - Typical Ground Floor Plan

1 : 50

GROUND FLOOR INTERNAL AREA: 41.0m² (441ft²)
TOTAL INTERNAL FLOOR AREA: 103.8m² (1117ft²)

BLUE DIMENSIONS AND ANNOTATIONS SHOW POTENTIAL MA(2)
COMPLIANT WC FACILITIES WITH LEVEL ACCESS SHOWER

CHARGING POINT IN GROUND FLOOR STORE TO ALLOW FOR
CHARGING & STORAGE OF MOBILITY SCOOTER OR ELECTRIC
BICYCLE

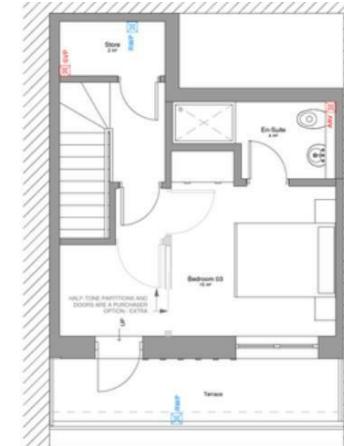


HT01 - Typical First Floor Plan

1 : 50

FIRST FLOOR INTERNAL AREA:
TOTAL INTERNAL FLOOR AREA:
41.0m² (441ft²)
103.8m² (1117ft²)

FIRST FLOOR EXTERNAL AREA:
TOTAL EXTERNAL AREA:
3.6m² (39ft²)
10.4m² (112ft²)



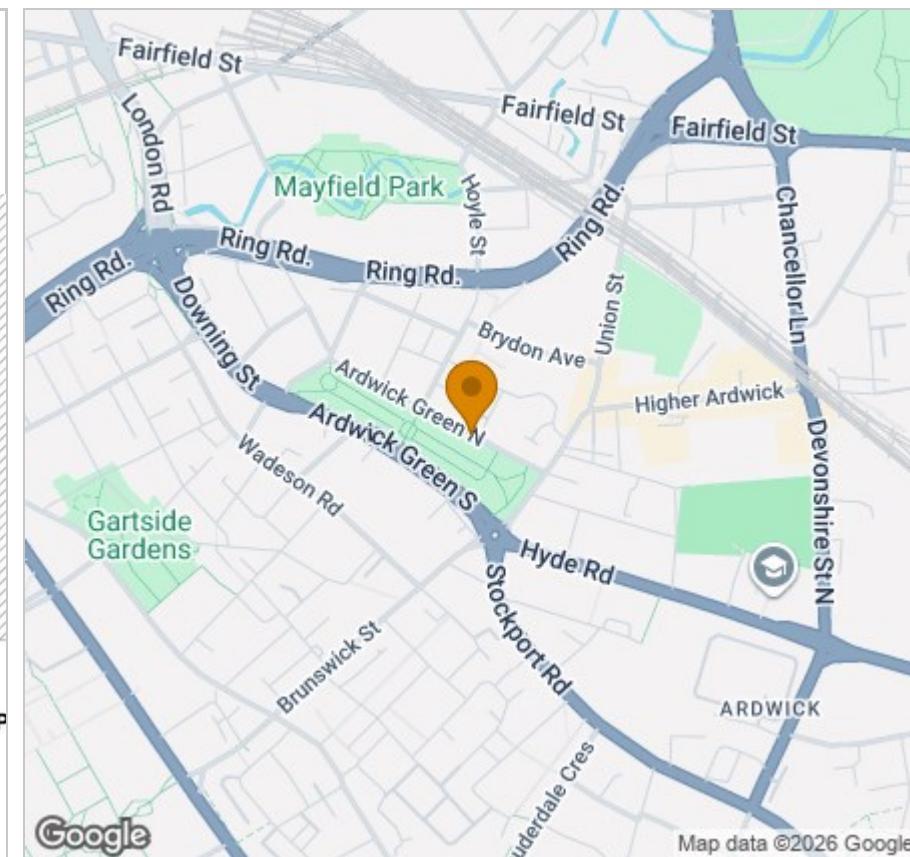
HT01 - Typical Second Floor P

1 : 50

SECOND FLOOR INTERNAL AREA:
TOTAL INTERNAL FLOOR AREA:
26.9m² (290ft²)
103.8m² (1117ft²)

FIRST FLOOR EXTERNAL AREA:
TOTAL EXTERNAL AREA:
6.8m² (73ft²)
10.4m² (112ft²)

Area Map



Map data ©2026 Google

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(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		

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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