A well-presented two-bedroom maisonette set in the heart of Newton Heath. This property enjoys a prime position on the area's main strip, surrounded by a wide array of local shops, traditional taverns, and convenient supermarkets. Everyday amenities are quite literally on the doorstep, creating a lively and well-connected setting. Excellent transport links into Manchester city centre, with nearby tram and bus routes, as well as easy access to major road networks. The ground floor comprises an entrance hallway and bedroom one, with stairs leading to the first floor. Upstairs features a bright open-plan living, kitchen and dining area, a modern bathroom, and a second bedroom. Parking is available close by, although there is no designated space. The property benefits from a roof replaced just 18 months ago and open views overlooking the canal, offering a rare blend of vibrant urban living with a peaceful waterside outlook.
G/R £150 Per year.

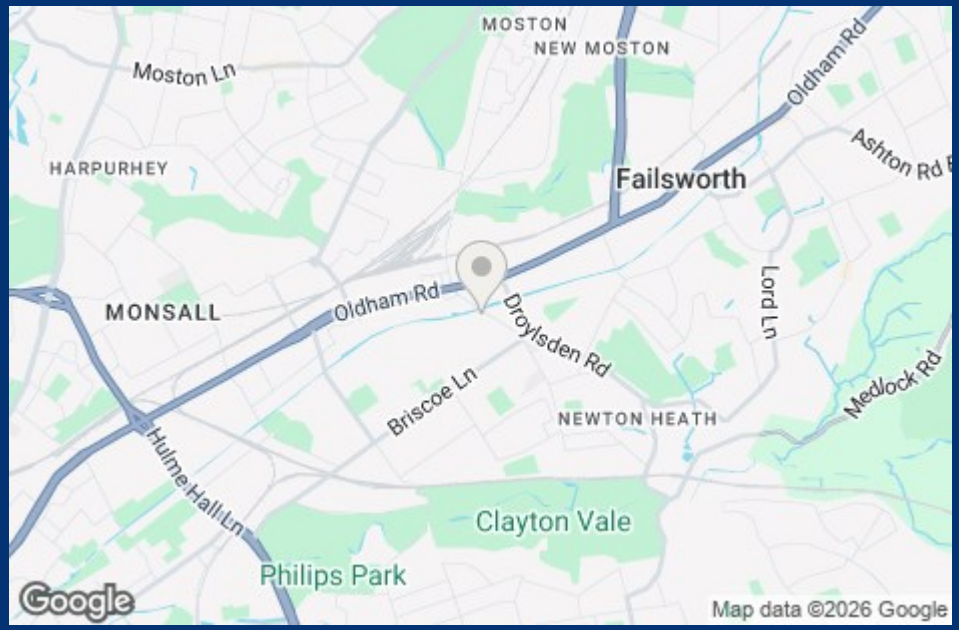


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Accommodation and Amenities

Entrance hallway
Front entrance door and stairs to first floor

Bedroom One
Front facing upvc double glazed window and electric fire

Stairs to first floor/ landing
Electric radiator

Bedroom two
Front facing upvc double-glazed window and electric fire.

Open plan - Living, kitchen and dining area
Newly fitted kitchen - Wide range of wall and base units in a gloss white finish with complimentary and splashback tiling. Built in single oven, four ring hob and extractor fan. Single bowl sink unit with drainer and monotap in a black finish and a breakfast bar area.

Bathroom
Three piece suite in white compromising; panelled bath with an overhead shower, wc and basin. Electric towel radiator, extractor fan and splashback tiling.



Terms

LEASEHOLD

PRICE: £125,000

Disclaimer
Clarke & Co. Estate Agents for themselves and the vendors, whose agents they are, give notice that all these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic tape' and therefore can only be an approximation. Items in photographs may not be included in the sale. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement and no warranty is given by Clarke & Co., their employees, agents or the vendors. The property is offered subject to contract and may be withdrawn at any time.

CLARKE & CO.
the property professionals

582 Broadway Chadderton
OL9 9NF

01616 825300
sales@clarkeand.co.uk