



Flat 30, 17 Keats Mews, Manchester, M23 9SG

**** NO CHAIN ****

Welcome to this charming second-floor flat located in the desirable Keats Mews, Manchester. This delightful property offers a comfortable living space, perfect for individuals or small families seeking a modern home in a vibrant area.

Spanning an area of 585 square feet, the flat features a well-proportioned reception room that provides an inviting atmosphere for relaxation and entertaining. The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents.

Built in 1998, this flat combines contemporary living with the character of a well-established community. The location of Keats Mews is particularly appealing, as it offers a blend of tranquillity and accessibility to the bustling city life of Manchester. Residents will enjoy the convenience of nearby amenities,

£195,000

Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

Lounge/Kitchen/Diner

20'10" x 12'4"

This open-plan space combines the lounge, kitchen, and dining areas into one bright and airy room. Large windows flood the room with natural light, highlighting the pale wood flooring that adds warmth underfoot. A neutral-toned L-shaped sofa offers plenty of comfortable seating, while a sleek TV unit sits opposite. The kitchen is contemporary with matte finish cabinetry in beige, complemented by white marble-effect worktops and a matching splashback. The kitchen has been thoughtfully designed to combine style and practicality featuring integrated appliances including a washer/ dryer, slimline dishwasher, 70/30 fridge/ freezer, microwave and a hide-and-slide oven creating a sleek, streamlined finish. A breakfast bar with three stylish stools provides a casual dining option, and practical appliances are discreetly integrated for a neat finish.

Bedroom 1

17'7" x 8'1"

This principal bedroom is a calm and inviting space featuring a large bed with a stylish upholstered headboard in a soft beige tone. The room is well-lit by a

window dressed with simple curtains, allowing natural daylight to enhance the peaceful atmosphere. Furnished with two matching white bedside chests and a white chest of drawers, the room offers both style and storage. The pale carpet adds to the cosy feel, and the overall decor is understated, creating a restful retreat.

Bedroom 2

9'0" x 7'8"

This second bedroom is a bright and comfortable room, ideal for a child or as a guest bedroom. It benefits from a large window that lets in plenty of daylight, enhancing the neutral decor. The room is furnished with a bed dressed in warm-toned bedding, a white desk and chair positioned by the window, and shelves with small decorative items. The soft carpet underfoot adds warmth and comfort to this welcoming space.

Bathroom

7'1" x 5'7"

The bathroom is a clean and practical space tiled predominantly in white with a decorative border tile around the middle. It includes a white bath with an

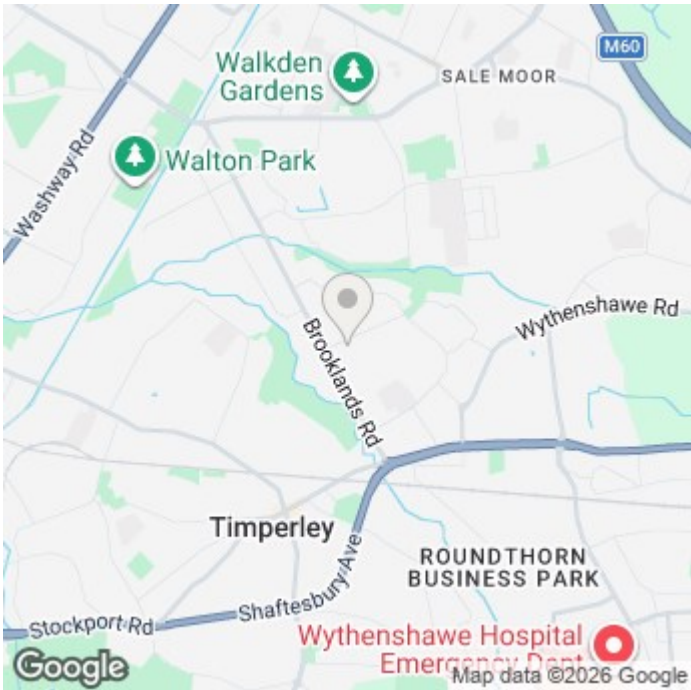
overhead shower and curtain, a pedestal wash basin, and a close-coupled WC. A fitted mirror and glass shelf above the basin provide convenience, while a tiled floor completes the fresh and bright look of the room.

Hallway

The hallway welcomes you with a neutral and light decor that flows throughout the home. It features laminate flooring and white walls, creating a bright and airy feel. There is a practical coat rack with hooks for jackets and a shelf, as well as multiple doors leading to the bedrooms, bathroom, and the lounge/kitchen/diner. The layout offers convenient access to all rooms while maintaining a spacious feel despite the compact footprint.

Rear Garden

The communal garden is a generous, flat lawn bordered by mature trees and wooden fencing, providing a private and tranquil green space. This outdoor area is ideal for relaxing or enjoying some fresh air in a peaceful setting. The well-kept grass contrasts beautifully with the surrounding foliage, creating a welcoming environment for residents.

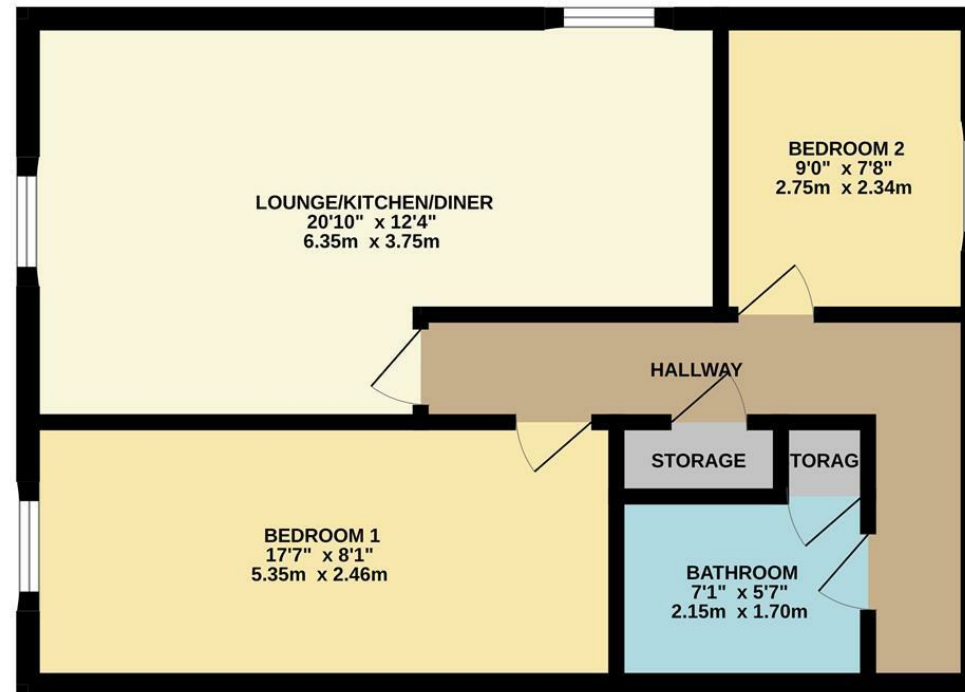


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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