



RESIDE

MANCHESTER



Plot 1.6 5 Cotter Street  
Ardwick, Manchester, M12 6EY

**Asking Price £420,000**

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# Plot 1.6 5 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.

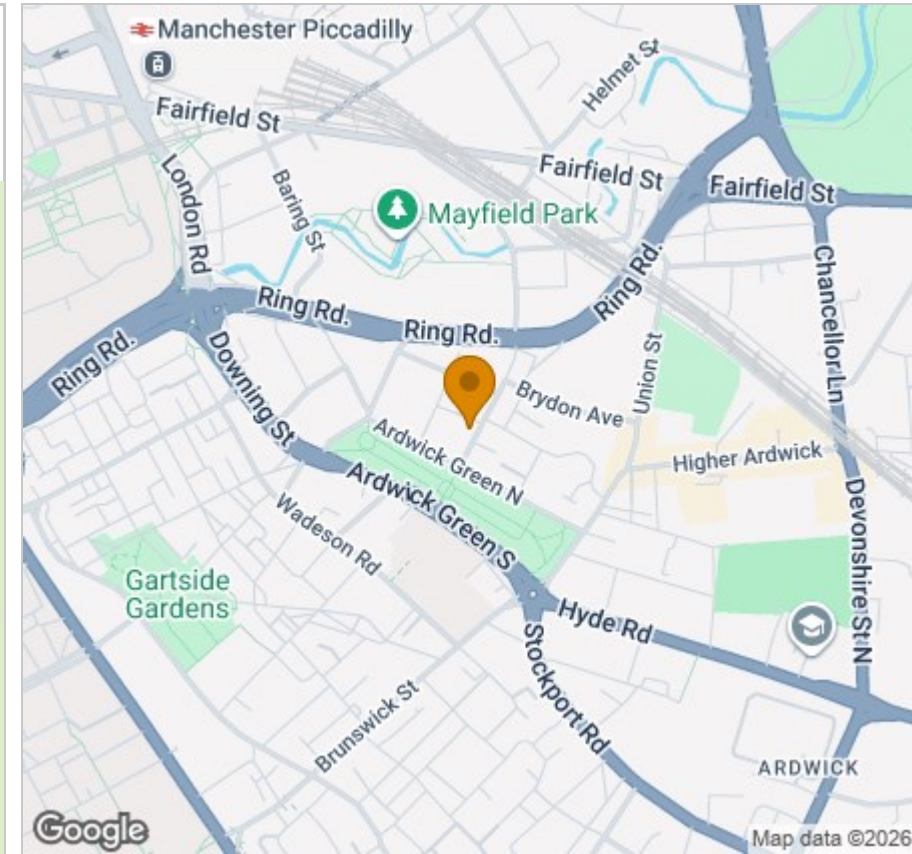
- Brand New Townhouse
- Three Double Bedrooms
- Two Bathrooms
- Balcony & Terrace
- Parking Included With EV Point
- EPC Rating B
- Sustainable Houses
- Located on Ardwick Green
- 1117 sqft Internally
- Immediate Occupation



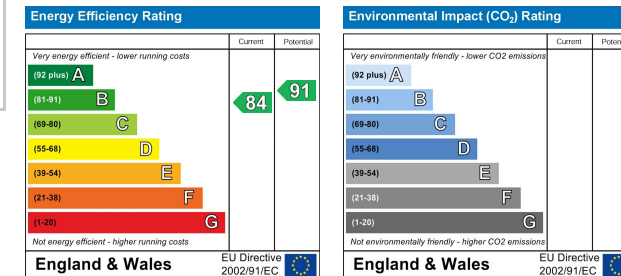
## Floor Plan



## 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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