



RESIDE

MANCHESTER

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

Asking Price £399,950



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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

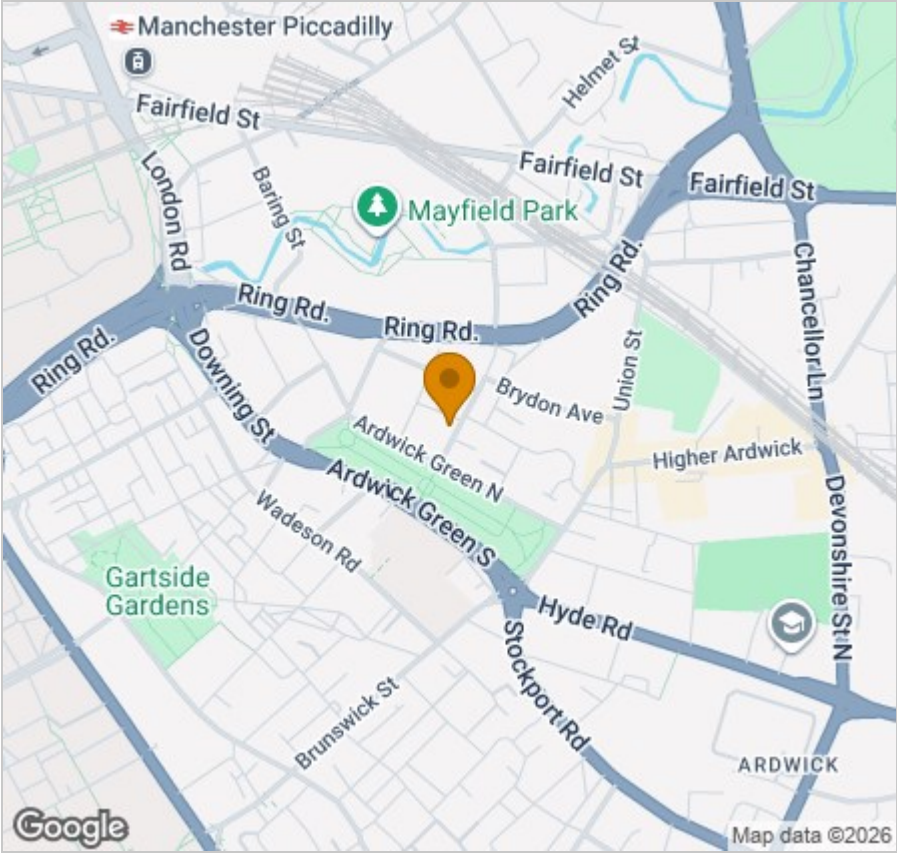


Viewing

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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Area Map



Energy Efficiency Graph

