



# RESIDE

MANCHESTER



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

**Asking Price £399,950**

3 2 1 B

## Ardwick Green 6 Niven Street

Ardwick, Manchester, M12 6PQ

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.

The award winning Ardwick Green development 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.

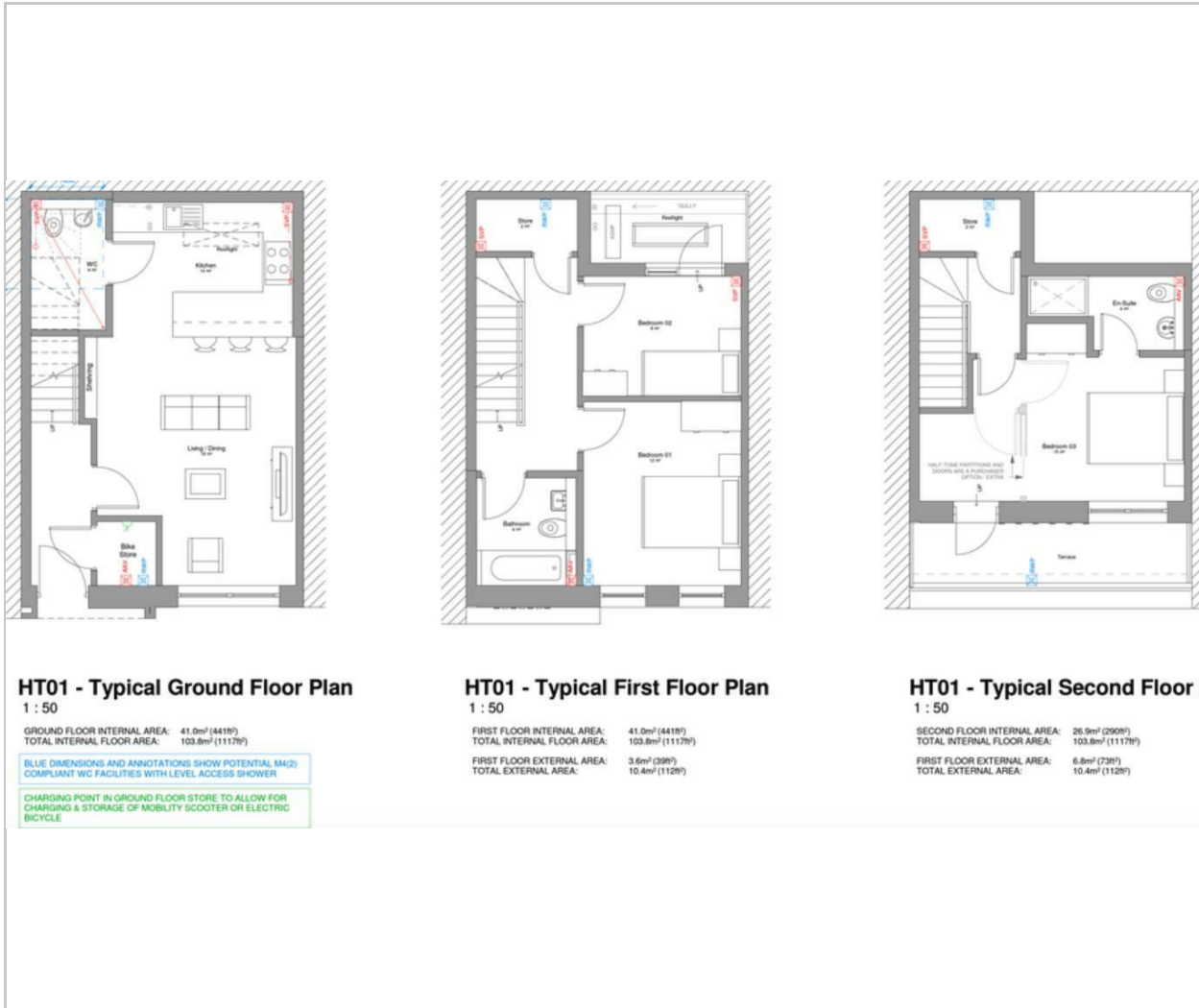
Plot 15 has circa £5000 of extras now fitted - LVT flooring downstairs, carpets to bedrooms and hallways and blinds fitted throughout.

- Brand new development
- Three bedroom townhouses
- All with balcony and terrace
- On site car parking & EV point
- 1117 sqft internally
- Two bathrooms
- Upgraded plot with £5000 flooring and blinds extras
- Located on Ardwick Green
- Sustainable Houses
- EPC rating B

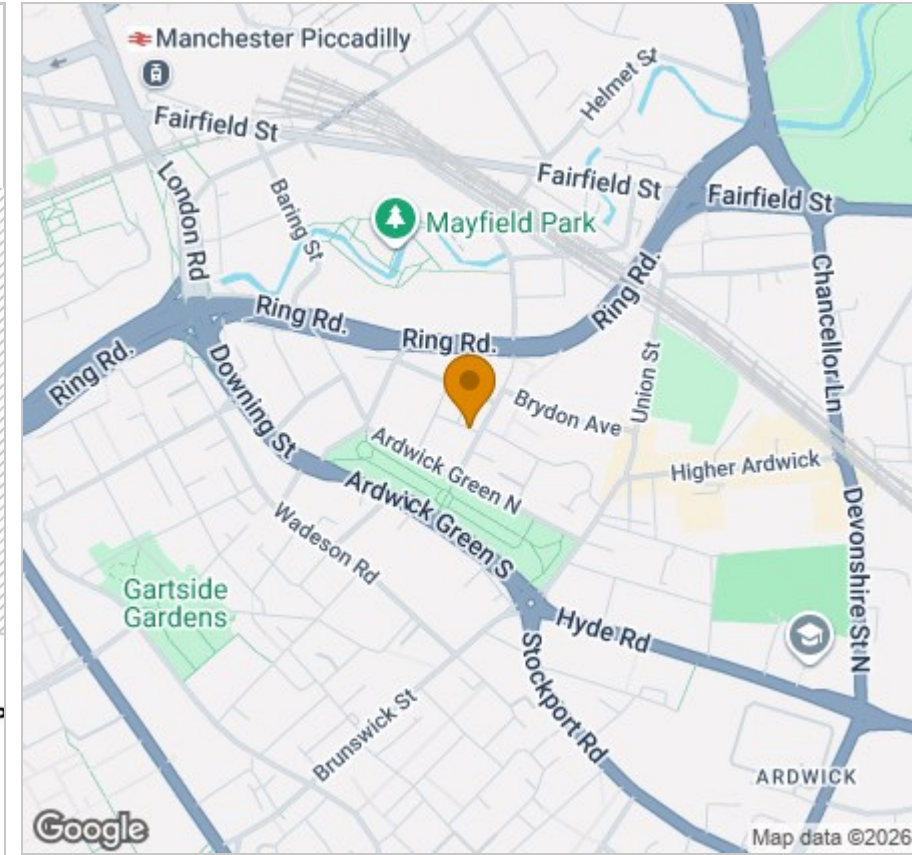




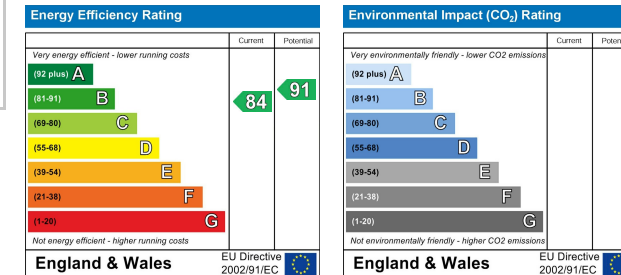
## Floor Plan



## 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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