



32 Porchfield Square, St Johns Gardens, Manchester, M3 4FG

Jordan Fishwick are pleased to offer for sale this stunning, larger than average SECOND FLOOR one bedroom apartment located in the popular St Johns Gardens area of the city centre. The apartment has been fully modernised throughout and is ready for the lucky buyer to move straight on it. The apartment briefly comprises of entrance hall, open plan living room/kitchen with Juliet balcony and storage cupboard, bedroom with fitted wardrobes and a well appointed bathroom suite. The apartment offers easy access to Deansgate, Spinningfields and the M60. Double glazed throughout (all windows with wooden shutter blinds installed) and gas central heating. Additional storage room on the ground floor. PARKING FOR TWO CARS, ONE IN FORECOURT AND ONE IN GARAGE. Owner occupiers only.

Price £230,000

Viewing arrangements

Viewing strictly by appointment through the agent
245 Deansgate, Manchester, M3 4EN 0161 833 9499 opt 3

Entrance Hall

Laminate flooring. Radiator. Cupboard housing combi boiler.

Living/Dining Room

16'8" x 12'5"

Laminate flooring. Spotlights. Storage cupboard. Juliet balcony. TV and telephone point. Open with kitchen.

Kitchen

9'2" x 6'6"

Range of wall and base units with worktops over. Sink with mixer tap and drainer. Cooker with hob and extractor over. Integrated fridge/freezer, slimline dishwasher and wine cooler. Freestanding washing machine. Spotlights. Tiled splashback.

Bedroom

13'9" x 10'9"

Laminate flooring. Spotlights. Ample plug sockets. Fitted wardrobes.

Shower Room

Fully tiled shower room. Mixer shower. Heated towel rail. Sink with mixer tap. Vanity mirror with storage. Spotlights.

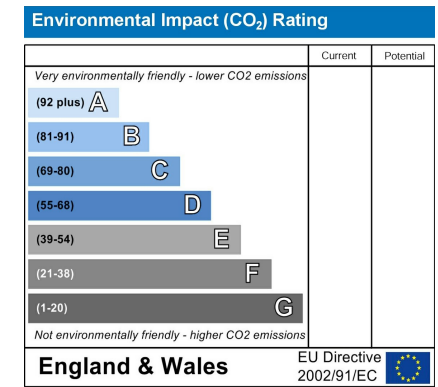
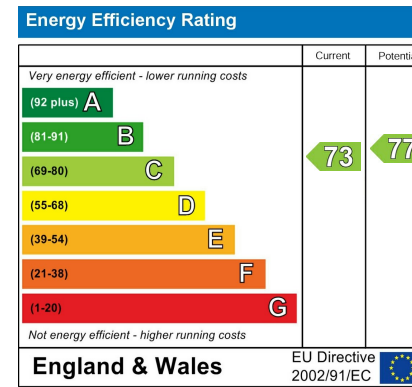
Externally

Juliet balcony. Storage room and garage.

Additional Information

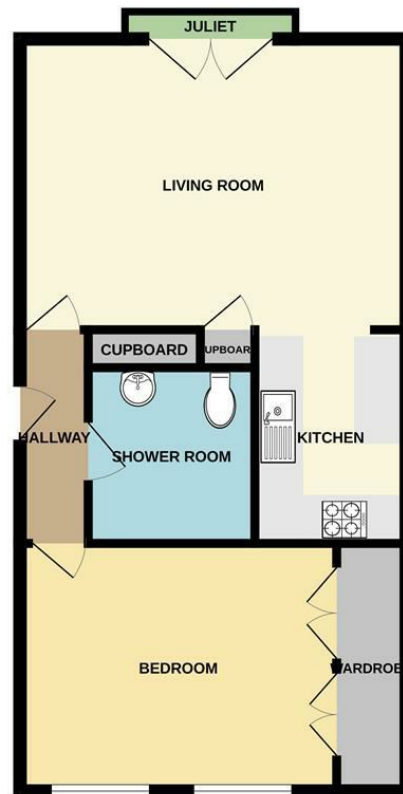
Service charges - : £449.50 per quarter
Lease - 150 years from 1979

Ground rent - N/A
 Council Tax Band - C
 Managing agent - Jacobs





2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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