



**46 Stage Street, Manchester, M23 0JT**

Offers Over £385,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)









# Jordan Fishwick

- Three Double Bedroom Townhouse
- Two Bathrooms
- Driveway and Generous Garden
- EPC Rating B!
- Council Tax Band TBC
- New Development
- Downstairs WC and Utility Room
- EV Charging Point
- Solar Panels
- Freehold

MODERN THREE DOUBLE BEDROOM family home nestled within new residential development off Sale Road, benefiting from ample off road parking front and back garden. Located close to local amenities, easy access to the surrounding motorway network and Metrolink minutes from the property.

Built in 2023, this property benefits from additional furnishings installed by the current owners, including: tiled flooring, carpeted flooring and integrated appliances.

The accommodation briefly comprises; large entrance lobby, study, utility room, downstairs WC, fitted kitchen with integrated appliances with bi-folding doors onto the garden. To the first floor, a lounge, the master bedroom and bathroom. To the second floor two more double bedrooms and a shower room.

Outside there is a fully enclosed and private rear garden with patio area. Benefitting from solar panels fitted to roof. Call now to view this wonderful family home! Freehold. EPC Rating B. Manchester Council Tax Band TBC.

Offers Over £385,000



Hallway	6'6" x 14'9" (2 x 4.5)
Study	6'6" x 7'10" (2 x 2.4)
Kitchen Diner	14'9" x 11'1" (4.5 x 3.4)
Utility Room	4'11" x 8'2" (1.5 x 2.5)
WC	6'6" x 3'0" (2 x 0.93)

## FIRST FLOOR

Master Bedroom	14'9" x 10'2" (widest points) (4.5 x 3.1 (widest points))
Lounge	14'9" x 9'2" (4.5 x 2.8)
Bathroom	6'6" x 7'10" (2 x 2.4)

## SECOND FLOOR

Bedroom Two	14'9" x 10'5" (widest points) (4.5 x 3.2 (widest points))
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*Jordan fishwick*

Why take a risk?  
Sell Smarter



Externally

Shower Room  
4'9" x 7'6" (1.45 x 2.3)

Bedroom Three  
14'9" x 10'9" (widest points) (4.5 x 3.3 (widest points))







## Floor Plans



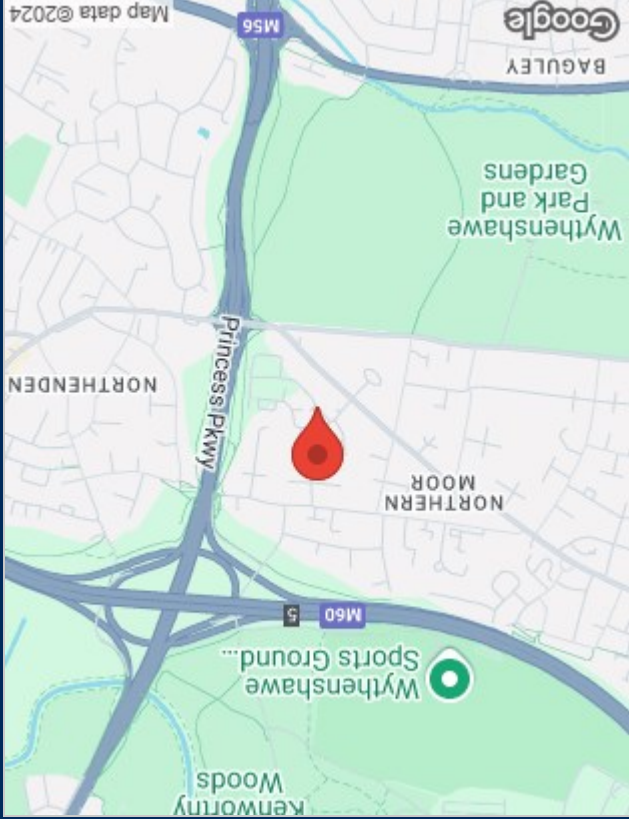
## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Possible
88	89
Very energy efficient - lower running costs (92-100) A	
Energy efficient (81-91) B	
Decent energy efficiency (69-80) C	
Needs to be more energy efficient (55-68) D	
Needs to be more energy efficient (45-54) E	
Needs to be more energy efficient (35-44) F	
Needs to be more energy efficient (21-34) G	
Not energy efficient - higher running costs (1-20)	

EU Directive 2002/91/EC  
England & Wales

## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.