



LOCKYARD LANE NEW ISLINGTON

OFFERS OVER

£425,000

 2 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- B

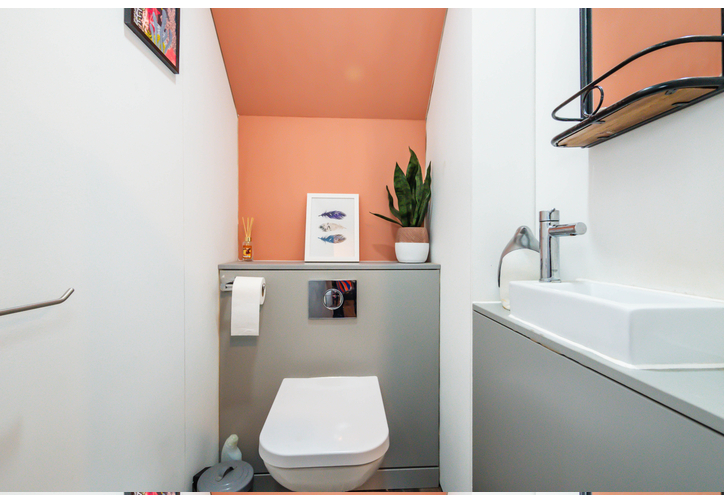


VITALSPACE
INDEPENDENT ESTATE AGENTS

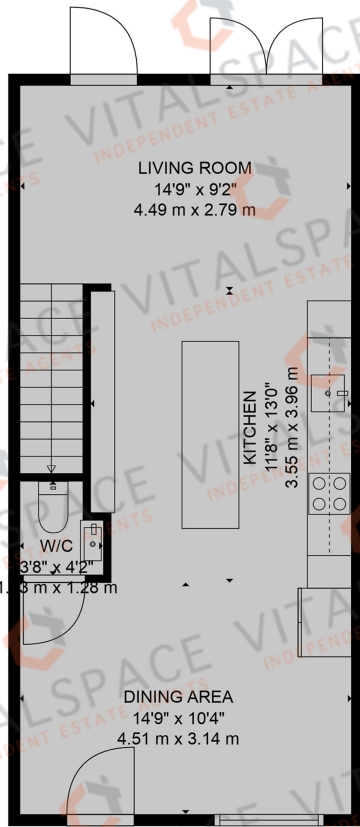


Lockyard Lane, New Islington, M4 6JN

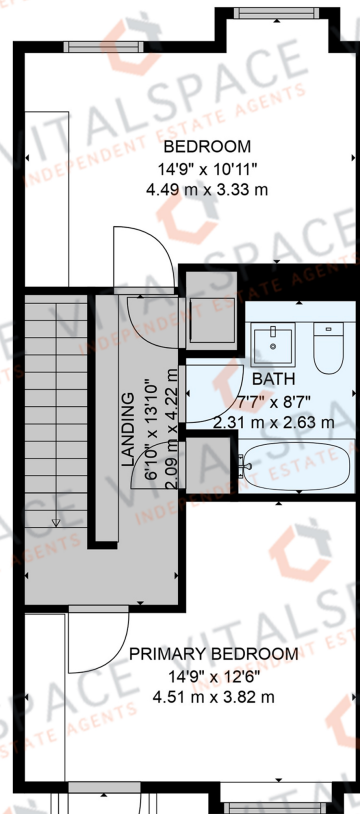
****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this modern, beautifully designed TWO DOUBLE BEDROOM townhouse located in New Islington. Designed by award winning architects Shedkm and built by renowned developers, Urban Splash, these unique homes were created to bring suburban living into central Manchester and come complete with private gardens and two parking spaces, two things that are virtually unheard of with city centre living. Whilst on the outside you'll find a sleek looking home, inside you'll find an incredibly modern Scandinavian style interior. With accommodation measuring circa 1020 Sqft / 95 Sqm arranged over two floors, in brief the ground floor comprises; a large open plan kitchen, dining and living area which opens on to a spacious garden to the rear. The kitchen is fully fitted and has a large central breakfast island making the ground floor perfect for entertaining guests. This property also has cleverly designed storage panels running along the stairs on both the ground and first floor offering excellent additional discrete integrated storage. A downstairs WC completes the ground floor accommodation. On the first floor, a shaped landing provides entry into two excellent sized double bedrooms alongside a luxury tiled three piece bathroom. The bedroom to the front of the property comes complete with a window seat and access onto a private balcony, whilst the bedroom to the rear overlooks the private garden. Externally, to the rear of the property, a 22ft long west facing private garden can be found with a large decking area, ideal for enjoying that afternoon and evening sun. Further benefits of this contemporary home include integrated TV, phone and satellite/virgin connection points and uPVC double glazing. Positioned seconds away from the beautiful New Islington Marina offering a waterside location with outside space and eateries. This property is also within walking distance to several Ancoats restaurants, bars and cafes most with alfresco dining. Piccadilly Station is also only ten minutes' walk away and New Islington Metrolink stop is even closer which connects you to north and south Manchester areas as well as other city centre stops and Manchester Airport. The hustle and bustle of the Northern Quarter is only five minutes' walk away which offers a range of shopping, bars and restaurants. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.



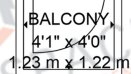




FLOOR 1



FLOOR 2



BALCONY
4'1" x 4'0"
1.23 m x 1.22 m

Features

- Two Double Bedrooms
- Modern Terraced House
- Two parking spaces
- 1020 Sqft / 95 Sqm
- Private rear garden
- Open plan dining kitchen
- Downstairs WC
- Islington Marina Location
- Walk to Ancoats
- Viewing recommended

Frequently Asked Questions

Tenure: Leasehold

Service Charge: £363.60 per annum

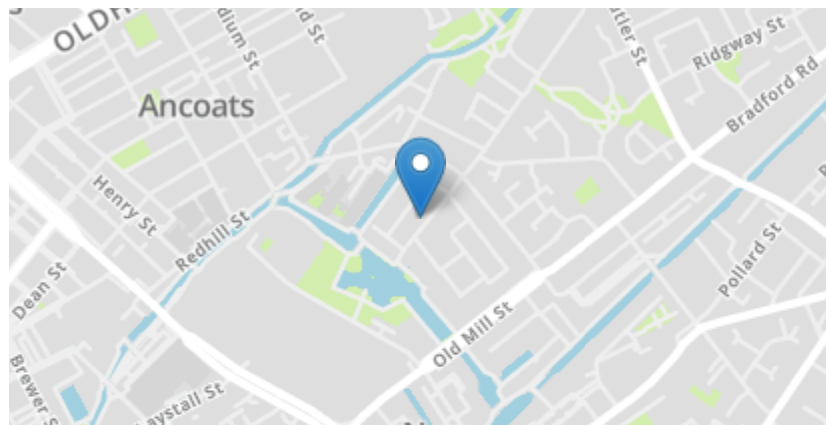
Ground Rent: £293.69 per annum

Lease: 250 years from 2016

Management Company: RMG

Reasons for sale of property? Downsize

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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