



RESIDE
MANCHESTER



B3.715 Potato Wharf
Castlefield, Manchester, M3 4NU

Asking Price £335,000

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Potato Wharf is a stunning brand new canalside development in the heart of Castlefield.

Situated on the side of the Bridgewater Canal, a short walk over the footbridge takes you to The Wharf & Dukes 92.

Within this final phase of the development there's a variety of two bedroom apartments for sale, many with views of the canal or outer Castlefield. Homeowners can choose between a range of different layouts & aspects (subject to availability and budget).

This particular unit benefits from a private and spacious balcony, open plan kitchen living room, two double bedrooms and two bathrooms.

The apartments have great quality fixtures and fittings including Silestone work-surfaces to the kitchen, Bosch appliances & Amtico flooring.

Perfect for First Time Buyers or Investors. Viewings Highly Recommended.

Kitchen

Satin lacquered finish kitchens with Silestone worktop and upstand
Stainless steel sink with chrome mixer tap and tiled splashback
Bosch white goods, including induction hob with recirculation fan above, alongside integrated stainless steel single oven and microwave





General

Amtico flooring to hallway, kitchen and living room, woollen mix carpet to bedrooms
Timber veneer solid core entrance door and multi-point locking
Enhanced sound insulation to current building standards to walls and floors separating homes
Integrated fridge/freezer and dishwasher

Bathrooms & Ensuites

White sanitaryware with chrome taps and thermostatic bath/shower mixer
Glass shower screen to main bathroom, sliding glass shower door to en suite
Large format porcelain floor and wall tiles
Fitted handle-less vanity unit with under basin storage
Large back-lit mirror and heated chrome towel rail

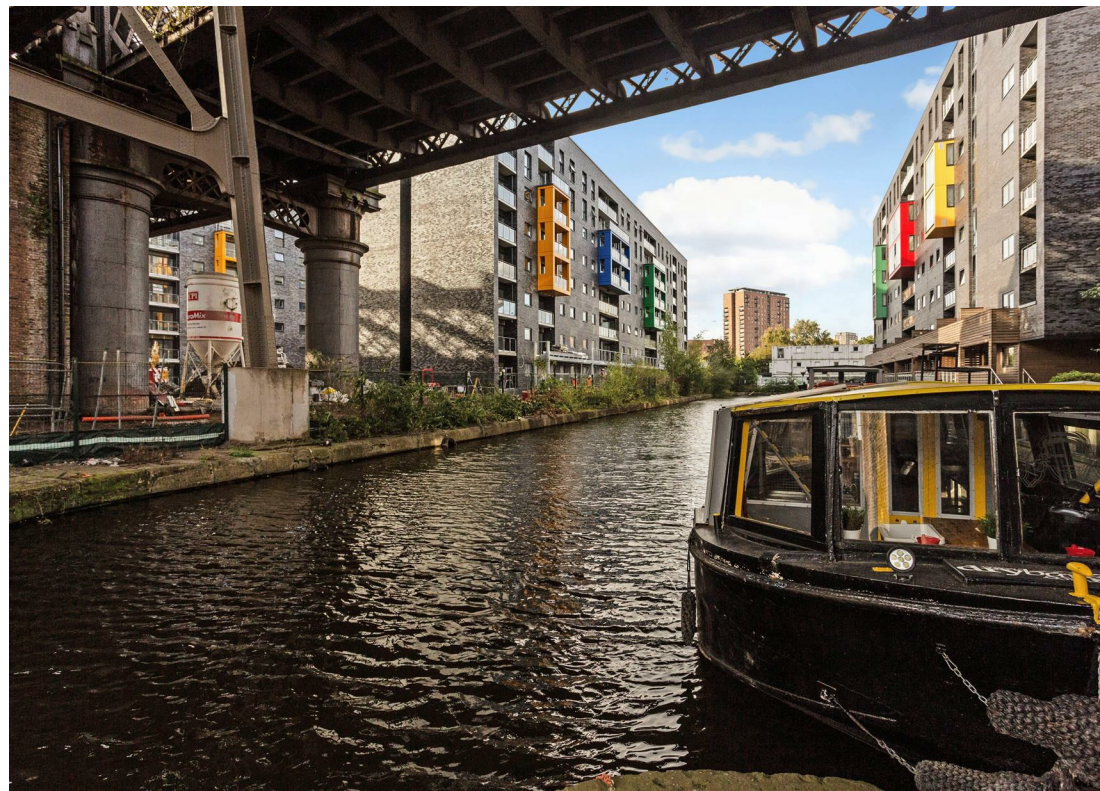
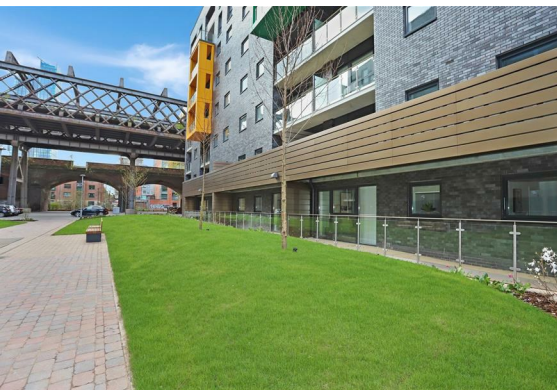
Electric & Heating

Smart meters for each utility monitoring panel
Energy efficient downlighters and pendant light fittings
Condensing washer/dryer
Mains supply smoke/heat detection system with battery back-up
Underfloor heating to living room, bedrooms and kitchen
Centralised system providing individually metered heating and hot water to each home

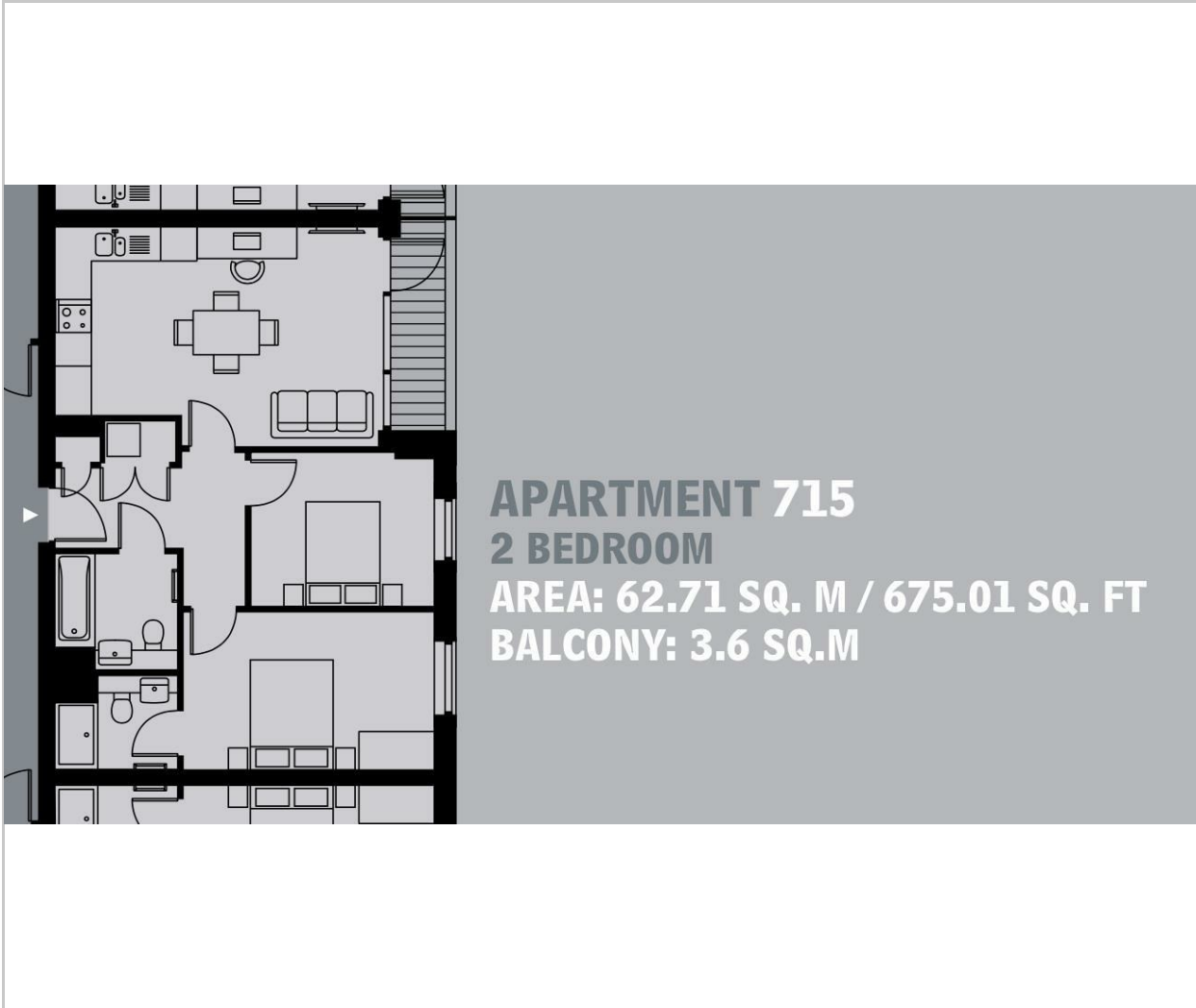
Exteriors & Communals

Terraces, balconies or Juliette balconies
Main lobby with passenger lifts and stair access
Garden Space

- Brand New Completed Development
- High Specification Throughout
- Viewings Available
- Castlefield Waterside Development
- Exclusive Offers For First Time Buyers* T&Cs Apply
- EPC Rating B
- Bosch Appliances
- Ready to move into
- Private balcony
- Parking available at an additional cost



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

