



RESIDE

MANCHESTER



Islington Wharf 4 Old Mill Street
New Islington, Manchester, M4 6NA

Asking Price £179,750



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Enjoy modern city living in Manchester's vibrant Ancoats, with homes at Islington Wharf ready to move into now.

Islington Wharf offers an exceptional lifestyle in a location named by the Sunday Times as one of the UK's best places to live. All homes are finished to a high specification with integrated appliances included, so there's no need for costly extras. With homes available now, you could be settling in sooner than you think. Viewings of our show apartments are available 7 days a week.

Shared ownership benefits include:

- Buy an initial share you can afford (from 35%–75%)
- Lower deposits, typically 5–10% of your share
- Mortgage needed only on your share
- Option to increase your share up to 100% ownership
- Lower running costs in a high-quality new-build home
- Rent on the remaining share is usually below market rates

*Terms and conditions apply. Incentives up to 5% of a 35% share value, payable on completion. No cash alternative. Please speak to a sales advisor for full details.

Kitchen

The kitchen features sleek modern and contemporary worktops with matching units and upstands, creating a clean and stylish finish. It is fully equipped with a range of integrated Zanussi appliances, including an oven and hob, fridge freezer, dishwasher, and microwave, complemented by a glass splashback. A freestanding washer/dryer is also provided for added convenience.





Bathrooms

The bathroom and ensuite are finished to a high standard, featuring contemporary white Porcelanosa sanitaryware with a shower over the bath. Both the bathroom and ensuite benefit from chrome thermostatic towel radiators, while Porcelanosa wall and floor tiling enhances the spaces with a sleek, modern look. The WC is completed with a stylish tiled splashback, adding a practical and polished touch.

Lighting & Electrical

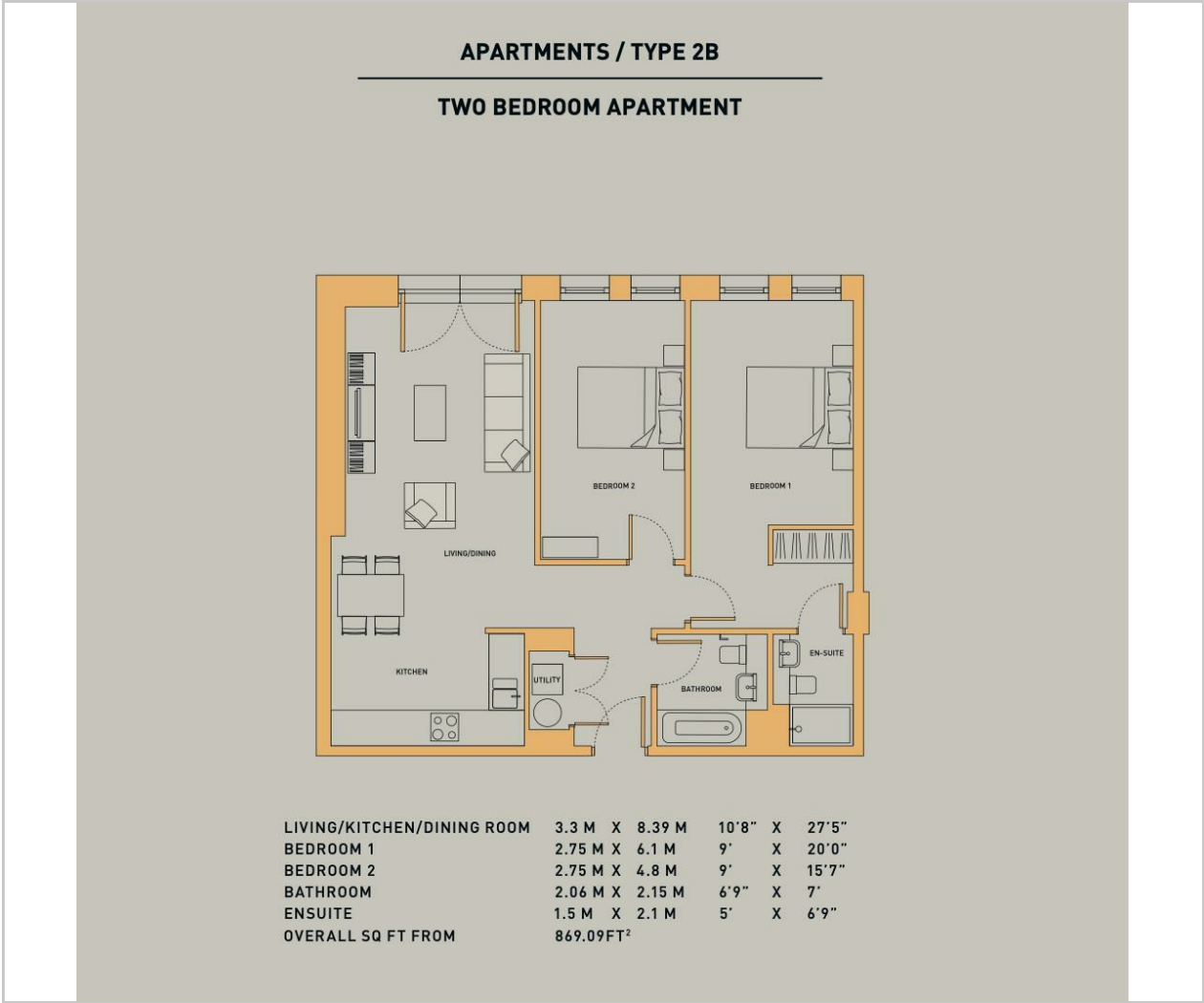
Lighting and connectivity have been carefully considered throughout the home, with LED downlights fitted to the kitchen, living room, bathroom, ensuite, and hallway, and stylish pendant lighting to all bedrooms. High-speed Hyperoptic broadband points are provided in the living room and bedrooms, alongside multimedia TV and BT phone points to the living room and all bedrooms. The property further benefits from electric radiators throughout and a secure video door entry system, offering both comfort and peace of mind.

Flooring & Blinds Included

The property is finished with Amtico vinyl flooring to the kitchen, living room, and hallway, offering a stylish yet durable surface. The master bedroom benefits from a fitted wardrobe, while the bedrooms are complemented by soft grey carpeting from Cormar. Roller blinds are fitted to the living room and bedrooms for added comfort and privacy, and all communal areas feature hardwearing flooring designed for durability and ease of maintenance.

- Advertised at a 50% share
- Available to purchase from 35% at £125,825
- Central location
- Open day on 31st January 2026
- Ready to move in to now - Over 80% sold
- Floor-to-ceiling windows and Juliette balconies
- 5% deposit contribution
- Less than 5 minutes walk to New Islington tram stop
- High specification and integrated appliances included.
- EPC rating B

Floor Plan

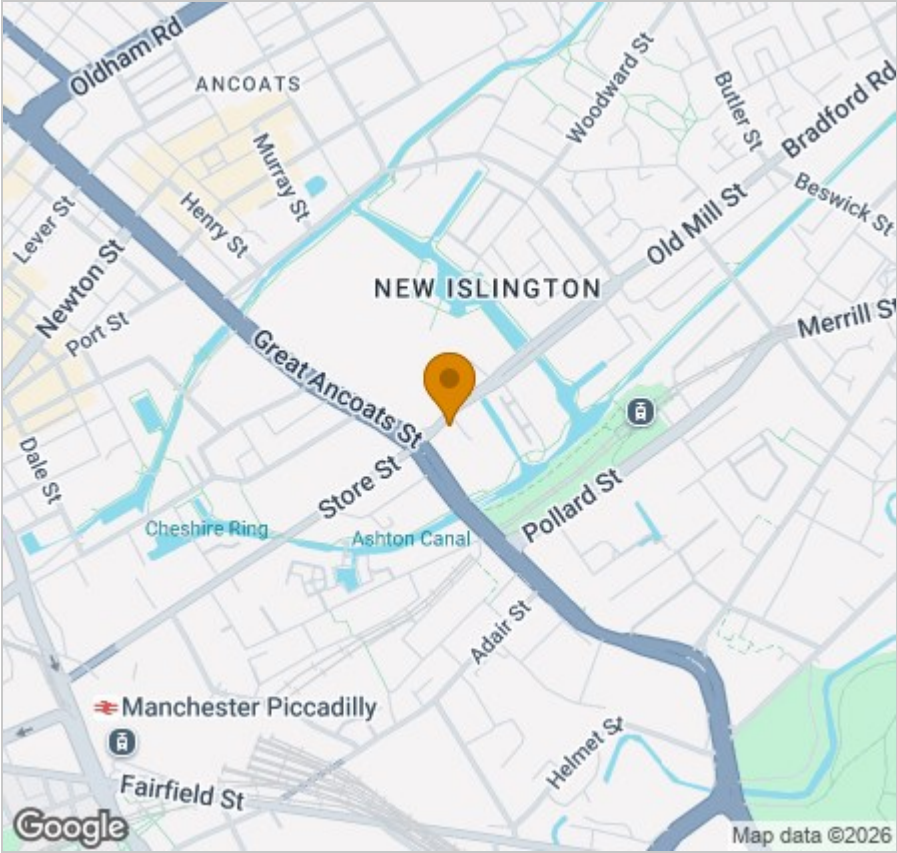


Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

