



81 Waterloo Road, Manchester



- Immaculate One Bed First Floor Maisonette With Spacious Loft Room
  - Gas Central Heated / Double Glazed Windows
  - Lounge With Dining Area And Open Access To Kitchen
  - Three-Piece Shower Room / Spiral Staircase To Loft Room
- Communal Lawned Gardens And Resident Parking With Two Permits
  - Easy Access To Manchester City Centre

Offers In Excess Of £200,000

Immaculately presented one bedroom first floor maisonette set over two storeys with spiral staircase to a very spacious loft room. Briefly comprising of gas central heating, double glazed windows, ground floor entrance with staircase to the first floor maisonette. The accommodation comprises of a spacious lounge with dining area, open plan to the kitchen, a three-piece shower room and spiral staircase to the large loft room with four Velux windows. Externally to the front are communal lawned gardens, pathways to the entrance and resident off road parking with two permits. A £160 per monthly service charge is payable which includes the buildings insurance and maintenance of communal areas. Ideally positioned for access to local shops and amenities, Manchester city centre and ideal for access to the motorway network.



### GROUND FLOOR / ENTRANCE

Ground floor access via front door and staircase rising to the maisonette.

### LANDING

First floor landing with fitted wardrobes, floor level lighting and bamboo flooring. Access to accommodation and spiral staircase to loft room.

### LOUNGE

6.81m x 3.06m (22'4" x 10'0")

Front aspect with bamboo flooring, plantation shutters, two tall aluminium radiators, T.V point and radiator. Open plan to kitchen.



### KITCHEN

3.06m x 2.95m (10'0" x 9'8")

Rear aspect with a range of wall and base units incorporating sink, gas hob with stainless steel extractor above, built in electric oven, breakfast bar with granite surface, bamboo flooring, spotlights, space for tall fridge freezer, space and plumbing for dishwasher and washing machine.



### BEDROOM

3.34m x 3.06m (10'11" x 10'0")

Rear aspect with drop down bed, bamboo flooring and radiator.



## SHOWER ROOM

Three-piece shower room comprising of "walk in" rain shower, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls and bamboo flooring.



## OUTSIDE

Externally to the front are communal lawned gardens, pathways to the entrance and resident off road parking with two permits.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## LOFT ROOM

9.22m x 3.58m (30'2" x 11'8")

Very spacious loft room with four Velux windows, stripped and varnished wooden flooring, spotlights and two radiators.



**PLEASE NOTE:** We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



ONE BED APARTMENT

TOTAL FLOOR AREA: 683 sq.ft. (62.3 sq.m.) APPROX.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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