



## 407 AGECROFT HOUSE 34 COPPERAS STREET MANCHESTER, M4 1HS

£1,050 PCM

Exclusive to Buckley Frayne. Agecroft House is located in the very heart of the Northern Quarter with access to both Piccadilly and Victoria train stations within minutes walk and on the door step of Shudehill Metrolink and bus station. The development also has a plethora of restaurants, bars, boutiques and art galleries close by and is just a stones throw from Manchester's main shopping district on Market Street. This stunning apartment is located on the 7th floor and briefly comprises: entrance hall, open plan living room with a fully fitted kitchen, one spacious double bedroom and modern bathroom. Fully furnished to a high standard and available 3rd February 2026.

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**TOTAL APPROX. FLOOR AREA 430 SQ.FT. (39.9 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	79
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Manchester Office Lettings  
6-14 Great Ancoats Street  
Northern Quarter  
Manchester  
M4 5AZ

0161 236 0004  
mark.buckley@buckleyfrayne.co.uk  
www.buckleyfrayne.co.uk

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