



**12 143 WATERLOO ROAD
MANCHESTER, M8 8BT**

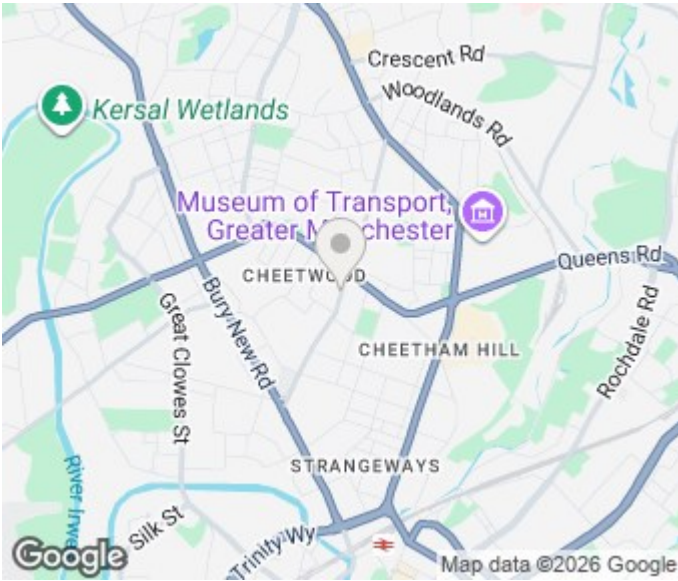
£1,100 PER MONTH

Nestled in the vibrant heart of Manchester, 143 Waterloo Road presents an excellent opportunity for those seeking a comfortable and convenient living space. This charming property features a well-appointed reception room, perfect for entertaining guests or enjoying a quiet evening at home.

With two spacious bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that each room serves its purpose effectively.

The property also includes a modern bathroom, providing a private sanctuary for relaxation and rejuvenation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

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

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