



## **Waterhouse Gardens, Dutton Street, Manchester, M3 1LE**

**£669 Per Week**

WATERHOUSE GARDENS

A RARE OPPORTUNITY TO LET A BRAND NEW 3 BED 2 BATH HOUSE WITHIN THIS DEVELOPMENT

The property includes access to premium amenities such as a gym, swimming pool, cinema room, co-working spaces, and 24-hour concierge.

Ideally situated just a short walk from Victoria Station, AO Arena, and the city's top retail and dining spots. Perfect for professionals seeking comfort and convenience in central Manchester.

FURNISHED  
Available Jan 2026

- 3 DOUBLE BEDROOMS
- 24 HOUR CONCIERGE
- ONE OF ONLY A FEW 3 BED HOUSES
- COMPLETING SHORTLY
- PRIME CENTRAL LOCATION
- 2 BATHROOMS & GUEST WC
- ACCESS TO GYM, POOL, CINEMA ROOM & CO WORKING SPACE
- WATERHOUSE GARDENS
- IDEAL FOR PROFF SHARERS OR STUDENTS

## Waterhouse Gardens, Dutton Street, Manchester, M3 1LE



TOWNHOUSES AT WATERHOUSE GDNS



WATERHOUSE GARDENS



COMMUNAL FACILITIES



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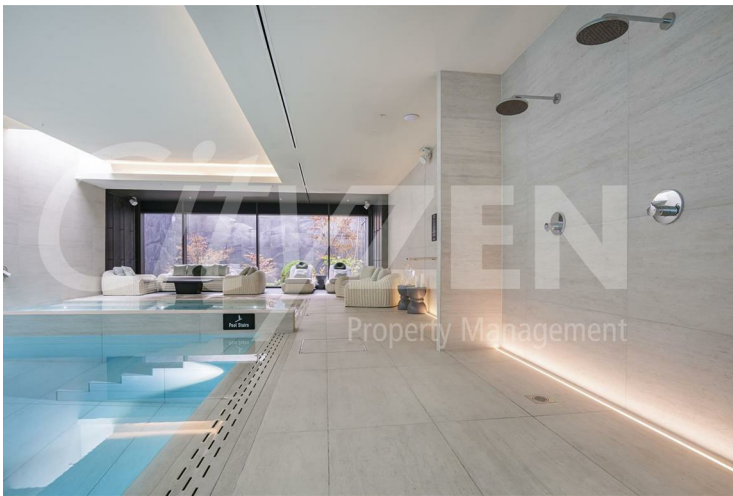
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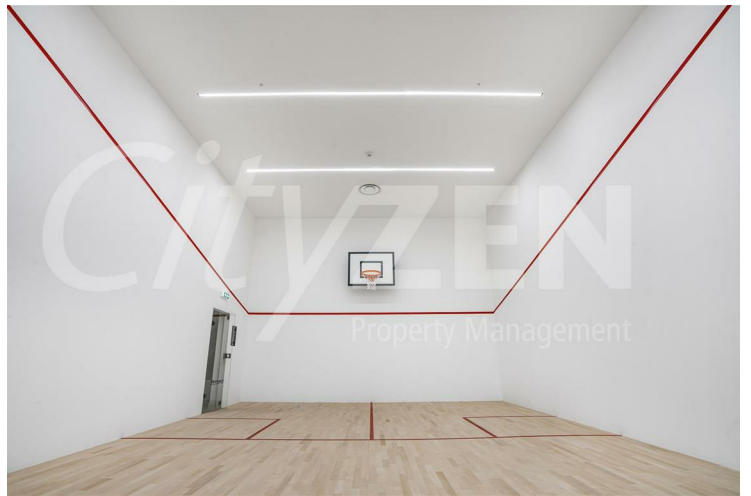
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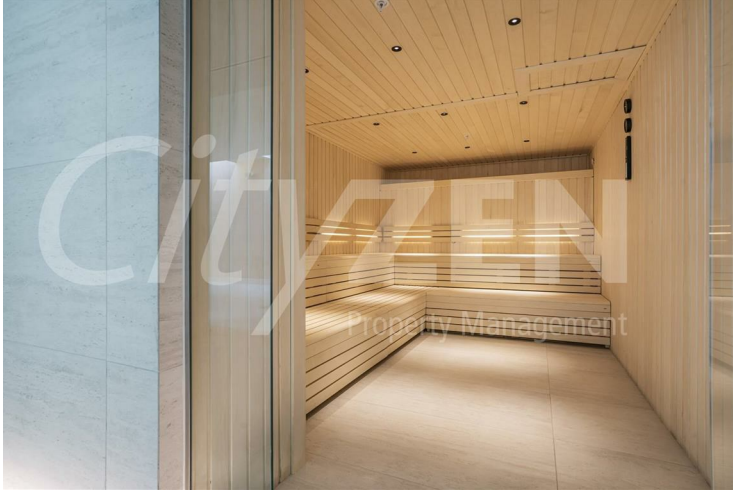


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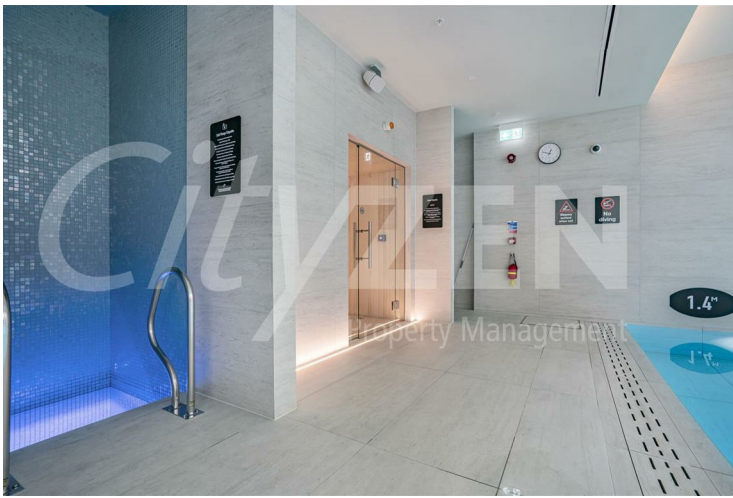
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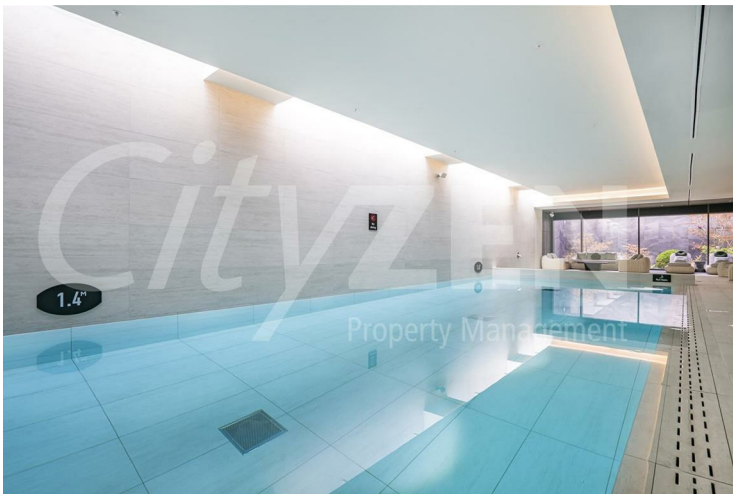
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GROUND LEVEL

C06

3 BEDROOM TOWN HOUSE



LEVEL 01

C06



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.