



## Mannering Road, Sefton Park, Liverpool, L17 8TR

- Welcoming Two Bedroom Ground Floor Apartment
- Smart Comminals and Entrance Hall
- Modern Property with Neutral Decor Throughout
- Two Generously Sized Double Bedrooms
- Situated in the Popular Leafy Suburb, Sefton Park, L17
- Spacious Lounge with French Doors to Rear
- Good Sized Fitted Kitchen
- Three Piece Family Bathroom Suite



£140,000,



### **Description -**

Move Residential have been appointed to offer this well presented two bedroom ground floor apartment on Mannering Road, located in the sought after leafy suburb of Sefton Park, L17. This bright and spacious apartment has welcoming communal grounds that lead you to the entrance of the apartment where you will be greeted by a smart entrance hall. Upon entering the apartment you have a sunny lounge dining room with carpeted flooring and french doors leading to a private yard area. Additionally this property has a good sized fitted kitchen that has a range of wall and base units, space for appliances and is finished to a good standard throughout. As you continue through this modern apartment, there are two generous bedrooms and a three piece family bathroom. Overall this property boast spacious living throughout and provides an excellent space for relaxing and entertaining guests.

### **Location -**

At the heart of this area is Sefton Park which is Grade II listed and covers a massive 235 acres and has something for everyone including the spectacular Victorian Palm House. Further open space can be found nearby at the Green Flag rated Greenbank Park. Connecting Aigburth Road to Sefton Park, Lark Lane attracts students, young professionals and families alike to its bohemian mix of shops, restaurants, bars, regular Farmer's Market and unique atmosphere. Further shopping is also available on Aigburth Road and there is no shortage of sport and leisure facilities, including Greenbank Sports Academy, Sefton Park and Liverpool Cricket Clubs, the Mersey Bowman Lawn Tennis Club and several Yoga and Martial Arts centres. Schools in the area are well regarded, including private schools, The Belvedere Academy and Auckland College and St Margarets and St Hildas C of E High Schools. Travel connections include Aigburth and St Michael's train stations, main bus routes along Aigburth Road and easy routes to John Lennon Airport and the M62.

**Entrance Hall -**

Wooden style laminate floor, radiator.

**Bedroom One -12' 0" x 12' 5" (3.649m x 3.796m)**

Upvc double glazed window to rear aspect, radiator.

**Bedroom Two -17' 9" x 12' 11" (5.407m x 3.933m)**

Upvc double glazed window to front aspect, radiator.

**Bathroom - 6' 9" x 6' 3" (2.059m x 1.901m)**

Upvc double glazed window to side aspect, W.C, wash basin, radiator, fully tiled, ceramic floor tiles, radiator.

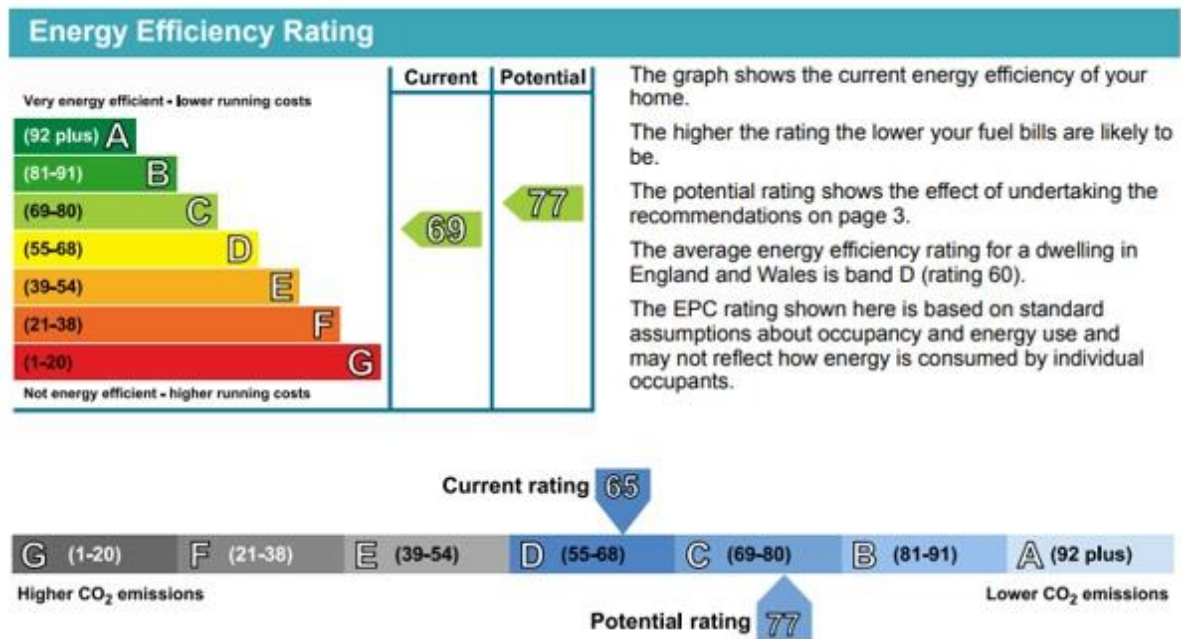
**Lounge/Diner - 12' 2" x 12' 5" (3.711m x 3.796m)**

Upvc double glazed french doors to rear aspect, radiator.

**Kitchen - 10' 2" x 5' 4" (3.092m x 1.621m)**

Upvc double glazed window to rear aspect, mix of wall and base units, sink and drainer, integrated electric hob, integrated oven, ceramic floor tiles.

## EPC Summary –



### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.