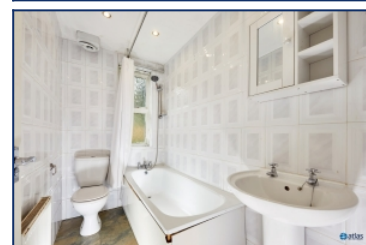


## Mannering Road, Aigburth, L17



**For Sale - £160,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Apartment
- EPC Rating: D
- No Chain - Ready to Buy
- Well Presented Accommodation
- Modern Kitchen & Bathroom
- Spacious Living Room with Feature Windows
- Lower Ground Floor Master Bedroom with Walk-in Wardrobe
- Sought After South Liverpool Location
- Minutes from Lark Lane & Sefton Park
- Excellent Transport Links
- On Street Car Parking & Communal Gardens
- Double Glazing, Gas Central Heating & Burglar Alarm

### Further Details

- Tenure: Leasehold
- Floor: Ground
- No. of Floors: 2
- Floor Space: 735 square feet / 68 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £61 per calendar month
- Ground Rent: £250 per annum
- Security: Burglar Alarm
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating, Double Glazing
- Appliances/White Goods: Electric Oven, Gas Hob, Fridge, Freezer

### Leasehold Details

- Tenure: Leasehold
- Lease Start Date: 01/01/2008 (approx)
- Original Lease Term: 999 year(s)
- Lease Expiry Date: 31/12/3006 (approx)
- Lease Term Remaining: 981 year(s) (approx)
- Service Charge: £61 per calendar month
- Ground Rent: £250 per annum

### Description

Tucked away on the ever-popular Mannering Road in the heart of Aigburth, L17, this beautifully presented two-bedroom apartment is brought to the market by Atlas Estate Agents and is an ideal opportunity for buyers seeking stylish, ready-to-move-in accommodation with no onward chain.

Set over two floors, this characterful home blends modern living with a sense of space and light throughout. The generous reception room, positioned to the

front of the property, boasts striking feature windows that flood the space with natural light—perfect for relaxing or entertaining. The sleek, contemporary kitchen has been thoughtfully designed with both style and practicality in mind, offering ample storage and preparation space.

The accommodation continues on the lower ground floor, where you'll find a spacious master bedroom complete with a walk-in wardrobe—adding a touch of luxury to everyday living. A second bedroom provides versatility, ideal as a guest room, home office, or nursery. The modern bathroom is finished to a high standard, echoing the property's overall clean and contemporary feel.

Further benefits include double glazing, gas central heating, a burglar alarm system, and access to well-maintained communal gardens. On-street parking is available, and the property enjoys excellent transport links for commuters and city explorers alike.

Situated just moments from the vibrant buzz of Lark Lane and the open green spaces of Sefton Park, this sought-after South Liverpool location offers the best of both worlds—leafy tranquillity with the city on your doorstep.

No chain, no fuss—just a superb home waiting to be yours.

## Room Details

### Hall

Alarm control panel, intercom and laminate flooring.

### Kitchen

2.58 x 3.44 metres (8' 6" x 11' 4")

Radiator, extractor fan, tiled effect flooring, combi boiler, range of kitchen wall and base units, sink with mixer tap, electric oven, gas hob, extractor hood, black laminate worktops, window to the rear elevation, ceiling spotlights, integrated fridge and freezer and tiled splashback.

### Living Room

4.51 x 4.76 metres (14' 10" x 15' 8")

Electric meter cupboard, Envirovent system throughout property, laminate flooring, windows to the front elevation with feature panelling, TV point, radiator and staircase to the master bedroom.

### Basement Bedroom

4.58 x 4.69 metres (15' 1" x 15' 5")

Staircase to living room, walk-in wardrobe, radiators, gas meter cupboard, TV and phone point, window to the front elevation, ceiling spotlights and laminate flooring.

### Bedroom Two

3.79 x 3.10 metres (12' 6" x 10' 3")

Chimney breast, TV and phone point, window to the rear elevation, radiator and laminate flooring.

### Bathroom

2.45 x 1.37 metres (8' 1" x 4' 6")

Fully tiled walls, tile effect flooring, frosted windows to the rear elevation, radiator, W/C, bath shower and wash basin, extractor fan and ceiling spotlights.

## Additional Images



Communal Gardens



Hallway



Lounge



Lounge



Bedroom



Kitchen



Kitchen



Bedroom

# Floor Plans



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All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.