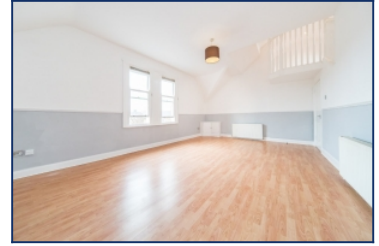


Mannering Road, Aigburth, L17



For Sale - £150,000 Offers in the Region of

Key Features

- 1 Bedroom 1 Bathroom Duplex Apartment
- EPC Rating: D62
- No Chain
- Seconds Away from Sefton Park & Lark Lane
- Mezzanine Floor
- Served By Good Transport Links
- Situated Over Two Floors
- Spacious Room Sizes
- Ample on Street Car Parking
- Local Shops and Amenities
- Gas Central Heating
- Early Viewing Advised!

Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 3
- Floor Space: 69 square metres / 744 square feet
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £1,290 per annum
- Ground Rent: £250 per annum
- Parking: On Street
- 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: 982 year(s) (approx)
- Service Charge: £1,290 per annum
- Ground Rent: £250 per annum

Description

*****FULLY AVAILABLE***** A WELL PRESENTED ONE BEDROOM APARTMENT SITUATED WITHIN WALKING DISTANCE FROM LARK LANE AND SEFTON PARK

Situated in Aigburth, a popular and affluent south Liverpool suburb and home to many well-known landmarks including Sefton Park, Sudley House, Otterspool Promenade, Aigburth Cricket Club and Lark Lane. Sefton Park is listed by English Heritage and covers a remarkable 235 acres. Lark Lane is a stones-throw from Sefton Park and is renowned for its bohemian chic atmosphere and features a diverse selection of wine bars, restaurants, coffee shops and independent businesses. Aigburth is also home to the 'outstanding' rated Sudley Junior School, Auckland College and St Margaret's Academy, and offers excellent road, rail and bus links to Liverpool city centre.

The accommodation briefly comprises of; entrance hallway, living/dining room with a small staircase down to the kitchen, spacious double bedroom, family bathroom and staircase up to the mezzanine level. The mezzanine level could potentially be utilised as a bedroom but it is open to the living/dining area.

The property also benefits from double glazing, gas central heating and some original period features.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Additional Images



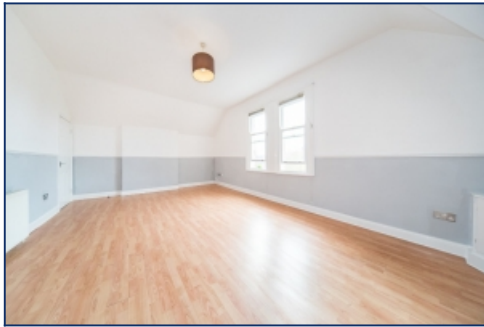
Kitchen



Bathroom



Bedroom



Reception



reception



Kitchen

Floor Plans



Tel: 0151 727 2469
Fax: 0151 727 4943

Atlas Estate Agents, 2 Allerton Road,
Mossley Hill, Liverpool, L18 1LN

Email: sales@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

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.