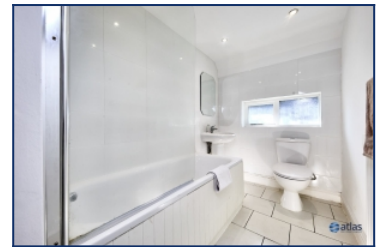


## Mannering Road, Aigburth, L17



**For Sale - £135,000 Offers in Excess of**

### Key Features

- 2 Bedroom 1 Bathroom Flat
- EPC Rating: C
- No Onward Chain
- Cosy Lounge with Natural Light
- Double Master Bedroom - Second Bedroom Features Skylight to Let in Abundance of Natural Light
- Contemporary Fully Tiled Bathroom with Bath and Overhead Shower
- Traditional Kitchen with Electric Hob & Oven - Fridge Freezer and Washer Dryer
- Gas Central Heating
- Minutes Walk to Amenities of Aigburth, Lark Lane and Beautiful Sefton Park
- Walking Distance to St Michaels Train Station

### Further Details

- Tenure: Leasehold
- Floor: 2 (no lift)
- No. of Floors: 0
- Floor Space: 535 square feet / 50 square metres
- Council Tax Band: A
- Local Authority: Liverpool City Council
- Service Charge: £95 per calendar month
- Parking: On Street
- Outside Space: Communal Gardens
- Heating/Energy: Gas Central Heating
- Appliances/White Goods: Electric Oven, Electric Hob (Ceramic), Fridge/Freezer, Washer Dryer

### Leasehold Details

- Tenure: Leasehold
- Service Charge: £95 per calendar month
- Ground Rent: Peppercorn
- Leasehold Information: Peppercorn ground rent  
The vendor owns the freehold & the property will come with a share of the freehold. There is no mechanism for the ground rent to increase, it is a peppercorn. Service charge is an estimated figure.

### Description

Atlas Estate Agents proudly presents this charming flat for sale on Mannering Road, Aigburth, L17—a delightful residence perfect for those seeking a harmonious blend of traditional comfort and modern convenience.

Nestled on the second floor of a well-maintained building, this two-bedroom flat is ideal for first-time buyers or investors, offered with no onward chain. The accommodation opens into a cosy reception room, bathed in natural light, providing a warm and inviting atmosphere for relaxation or entertaining guests.

The traditional kitchen is well-equipped with an electric hob and oven, complemented by a fridge freezer and washer dryer, making it a practical space for everyday living. The master bedroom is a spacious double, offering a serene retreat, while the second bedroom features a skylight, filling the room with an abundance of natural light—perfect as a guest room or home office.

The contemporary bathroom is fully tiled and features a bath with an overhead shower, providing a tranquil space to unwind. The property benefits from gas central heating, ensuring comfort throughout the year.

Located just minutes from the vibrant amenities of Aigburth, Lark Lane, and the stunning Sefton Park, this flat also enjoys excellent transport links, with St Michaels Train Station within walking distance. Don't miss this opportunity to make this lovely flat your own—contact Atlas Estate Agents today to arrange a viewing.

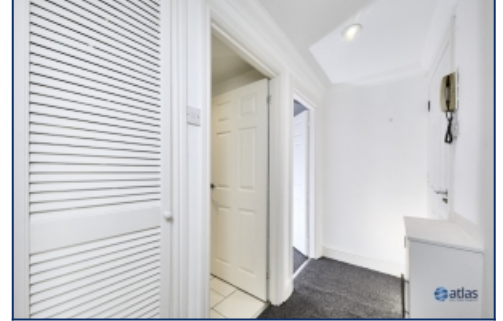
## Additional Images



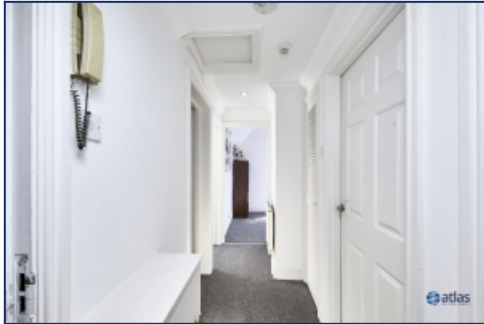
Kitchen



Bedroom 2



Hallway



Hallway



Lounge



Lounge

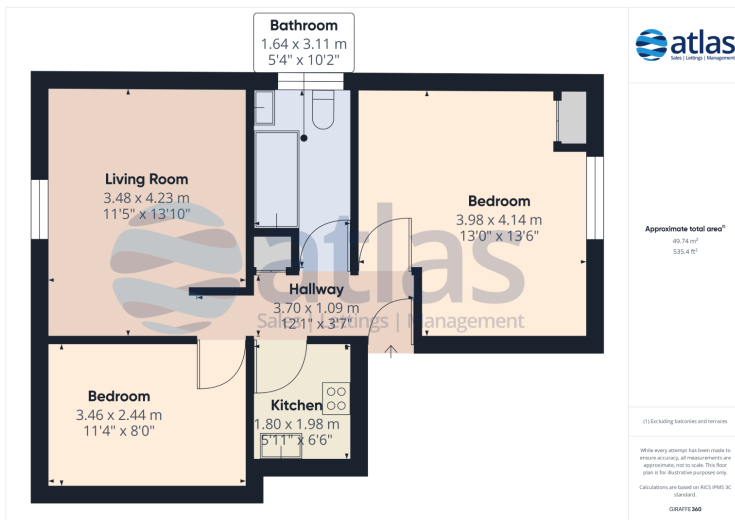


Bedroom 1



Communal Gardens

## Floor Plans



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Mossley Hill, Liverpool, L18 1LN

Website: [www.atlasestateagents.co.uk](http://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.