



**The Old Manor, Mersey Lane South, Rock Ferry
Birkenhead, CH42 1QQ**

welcome to

The Old Manor Mersey Lane South, Rock Ferry Birkenhead

I do not have the space to do justice to this stunning two floor apartment, but I will try my best to convey all that this converted Georgian manor has to offer.



Property Description

The property exudes class and luxury from the building's buff sandstone facade to the property's private entrance, which is framed by two Doric Columns. The interior then provides a breathtaking contrast where Grecian symmetry gives way to an industrial chic, the white walls and high ceilings punctuated by exposed red brick, which looks especially striking when combined with the grand windows.

The upper floor contains the cloakroom and the open plan living area, composed of a lounge, dining area and kitchen in an L shape hinging around the latter. From the dining area, which benefits from floor to ceiling windows, there is access to the upper terrace - yes, the upper terrace, for there are two more below, as well as a light well that could be ideal for plant lovers to create their own jungle behind the glass.

The master bedroom has not only the best terrace, shared with the third bedroom, but also an ensuite shower room as well floor to ceiling picture windows. The third bedroom is currently used as a dressing room with a built-in dressing table complete with mirror and spotlights set into the wall; the second a built-in cupboard and more floor to ceiling windows interspersed with a section of wood panelling in keeping with the palette upstairs. To complete the downstairs, we have the stylish bathroom offering a bold pop of colour. Outside we have communal gardens made to be enjoyed and parking for several cars. Book a viewing to see all this and more!

Hall W.C.

WC and wash hand basin.

Lounge

26' x 16' 6" (7.92m x 5.03m)

Open plan with kitchen and diner. Single glazed windows to front, and rear with wood door open to terrace.



Ground Floor

Lower Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Kitchen/Diner

20' 9" x 10' 9" (6.32m x 3.28m)

Wall and base units, island unit creating open plan structure to lounge and diner. Sink and drainer, plumbing for washing machine and dishwasher, gas hob and electric cooker.

Bedroom 1

13' 5" x 12' 3" (4.09m x 3.73m)

Single glazed windows, radiator, and carpet with access to ensuite.

Bedroom 2

13' x 8' 7" (3.96m x 2.62m)

Single glazed windows and door, radiator, and carpet.

Bedroom 3

14' x 11' (4.27m x 3.35m)

Single glazed windows and door, with radiator and carpet.

Circulation

Ensuite

Shower room with WC, wash hand basin and radiator.

Bathroom

Three-piece suite with shower over bath, WC, wash hand basin with vanity and radiator.



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welcome to

The Old Manor Mersey Lane South, Rock Ferry Birkenhead

- Stunning Two-Storey Ground Floor Flat
- Council Tax Band - B
- Converted Georgian Manor House
- Three Generous Bedrooms
- Exquisitely Stylish Open Plan Living Area

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 14 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PTN115620 - 0003

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