

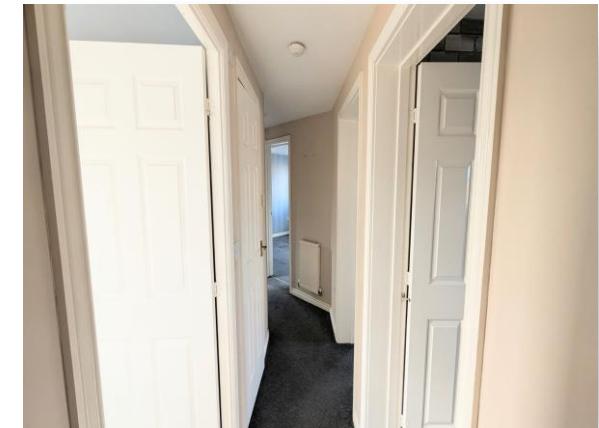
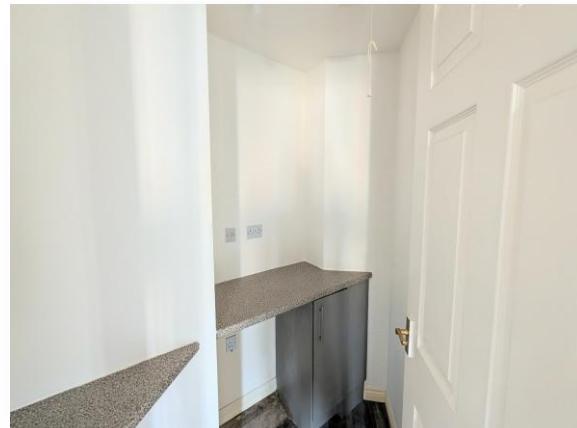


Manton Court, North Road, Birkenhead, CH42 7JQ

welcome to

Manton Court North Road, Birkenhead

Two-bedroom first-floor flat in Manton Court with a good-sized lounge, two doubles, family bathroom, and well-presented kitchen. Close to shops and services, near Merseyrail stations (Green Lane/Birkenhead Central/Rock Ferry), and within reach of primary/secondary schools.



Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

Property Description

Set on the first floor of the well-located Manton Court development, is a bright and practical two-bedroom apartment offering a good-sized lounge, two double bedrooms, a family bathroom, and a nicely presented kitchen—ideal for first-time buyers, downsizers, or buy-to-let investors. The building sits on North Road within the Prenton ward, with everyday amenities close at hand and strong public transport on your doorstep.

Step outside and your moments from multiple supermarkets, pharmacies, cafés and takeaways along Borough Road and the surrounding streets—handy for a swift shop or weekend coffee. Nearby listings show Iceland (~0.2 mi) and Tesco (~0.3–0.4 mi) among several food stores in the immediate area. Commuters are well served: Green Lane and Birkenhead Central stations are within about a mile, with Rock Ferry also close by for frequent Merseyrail Wirral Line services to Liverpool and Chester. Rock Ferry is a staffed station with regular through-services and facilities, making city or cross-peninsula commuting straightforward.

For families, schooling is reassuringly nearby. Woodchurch Road Academy (primary) sits roughly 0.1–0.25 mi away, and Prenton High School for Girls is around 0.8 mi. You can confirm catchment precisely for this address using Wirral Council's Catchment Area Finder (boundaries may change year-to-year). St Catherine's Hospital and local GP services on Church/Derby Roads are also within easy reach for healthcare needs.

Communal Entrance

Communal entrance hall.

Entrance Hall

With radiator.

Lounge

12' 8" x 15' 5" (3.86m x 4.70m)

Double-glazed window to the front and double-glazed doors leading to Juliette Balcony.

Kitchen

6' 6" x 10' 6" (1.98m x 3.20m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and work surfaces. Electric oven and gas hob. Dish washer and fridge freezer. Radiator and double-glazed window to the front.

Bedroom One

10' 8" x 11' 7" (3.25m x 3.53m)

Two double-glazed windows to the front and further double-glazed window to the side. Radiator and built-in wardrobes.

Bedroom Two

8' 2" x 9' 6" (2.49m x 2.90m)

Double-glazed windows to the side and rear, and radiator.

Bathroom

Partially tiled bathroom with three-piece bathroom suite comprising bath with shower over, wash hand basin and WC. Medicine cabinet and double-glazed window to the rear.



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welcome to

Manton Court North Road, Birkenhead

- Generous Lounge
- Two True Double Bedrooms
- Family Bathroom
- Nicely Presented Kitchen
- Amenity-Rich Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1081.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£90,000

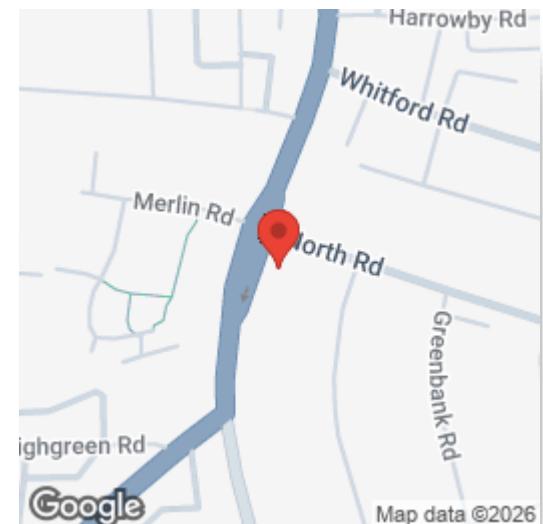
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Property Ref:
PTN116363 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property



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