

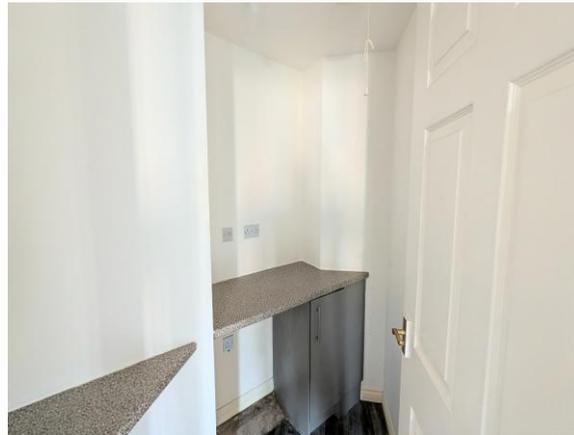


**Manton Court, North Road, Birkenhead, CH42 7JQ**

**welcome to**

**Manton Court North Road, Birkenhead**

Public Notice - Manton Court, North Road, CH42 7JQ. 2-bedroom first floor flat, ideal for first-time buyers, downsizers or buy-to-let investors. We have received an offer of £80,000. Any increased offers are to be received within the next 5 days of this publication at the above agents.



### 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 regarding 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

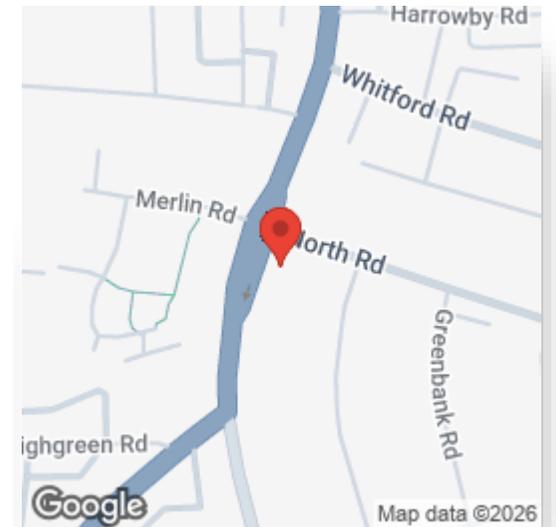
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1500.00

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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116363 - 0003

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jones & chapman



**0151 608 2287**



[Prenton@jonesandchapman.co.uk](mailto:Prenton@jonesandchapman.co.uk)



349 Woodchurch Road, Prenton, PRENTON,  
Merseyside, CH42 8PE



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)