



Manning Road, Southport PR8 6AT

An early viewing is highly recommended of this particularly well presented, double fronted, Victorian semi-detached house, well placed for accessing a number of highly regarded local schools.

Extended and modernised by the current owner, the spacious accommodation is arranged over three floors and briefly comprises: Entrance Vestibule, Hall, Living Room, Dining Room and open plan fitted Kitchen-Breakfast Room to the ground floor with three double Bedrooms and a Family Bathroom on the first floor. A loft conversion provides a further two double Bedrooms and second Bathroom.

Outside, the front garden is mainly paved for ease of maintenance and provides off road parking. The rear garden is paved with shaped lawn and established borders.

Manning Road is located off Hawkshead Street and is conveniently placed for access to local schools, shops at Bispham Road and public transport facilities to the town centre. The railway station on the Southport/Manchester line is also readily accessible.



Price: £375,000 Subject to Contract

Ground Floor:

Entrance Vestibule

Hall

Living Room - 3.63m x 3.58m (11'11" plus bay x 11'9")

Dining Room - 3.63m x 3.58m (11'11" plus bay x 11'9")

Kitchen/ Breakfast Room - 8.51m x 3.76m (27'11" x 12'4" plus bay)

Store

First Floor:

Landing

Bedroom 1 - 4.75m x 4.29m (15'7" x 14'1" into bay)

Bedroom 2 - 3.66m x 3.63m (12'0" x 11'11" plus bay)

Bedroom 3 - 4.01m x 3.61m (13'2" x 11'10")

Bathroom - 2.18m x 2.11m (7'2" x 6'11")

Second Floor:

Landing

Bedroom 4 - 6.12m x 4.42m (20'1" plus bay x 14'6" max)

Bedroom 5 - 3.99m x 2.69m (13'1" x 8'10")

Bathroom - 3.33m x 2.24m (10'11" x 7'4")

Outside:

The front garden is mainly paved for ease of maintenance and provides off road parking. The rear garden is paved with shaped lawn and established borders.

Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (C)

Tenure:

Freehold

NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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