



**11 Manning Road
Southport, PR8 6AT £245,000
'Subject to Contract'**

This beautifully presented Victorian semi-detached home on Manning Road offers a blend of classic charm and modern living, perfect for those seeking a well-appointed residence in a popular residential area. Conveniently located near primary and secondary schools and within easy reach of Meols Cop Station, this property combines everyday practicality with comfortable living. Early viewing is advised to appreciate the tasteful decoration and thoughtful design throughout. This briefly includes; entrance hall, lounge, a fabulous living, dining, kitchen, there are three bedrooms and a bathroom on the first floor. There are established gardens to the front and rear and off road parking.

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Southport's Estate Agent

Enclosed Vestibule

Double outer storm doors. Fielded and panelled inner door to...

Entrance Hall

Woodgrain laminate flooring and stairs to the first floor.

Lounge - 4.42m x 3.96m (14'6" into bay x 13'0")

Living flame coal effect gas fire and attractive surround and hearth. Coving, ceiling rose and UPVC double glazed bay window.

Living, Dining, Kitchen - 2.84m x 5.31m (9'4" extending to 13'9" overall measurements x 17'5")

Dining area with built in cupboards to chimney recesses, woodgrain laminate flooring, recessed spot lighting and UPVC double glazed double doors to the rear garden. Open plan with kitchen area, inset 'Belfast' white sink unit with mixer tap and water filter, a range of base units with cupboards and drawers, wall cupboards, woodgrain working surfaces, midway wall tiling and woodgrain breakfast bar. A range of built in appliances including 'Lamona' five burner gas hob with cooker hood above, split level 'Belling' double oven, integrated dishwasher, fridge and freezer. Closed boarded ceiling and recessed spotlights.

WC - 1.68m x 1.63m (5'6" x 5'4")

Wash hand basin with cupboard below and low-level WC. Half panelling to the walls, heated towel rail/radiator and useful storage cupboard below stairs.

First Floor

Bedroom One - 4.55m x 3.35m (14'11" into bay x 11'0" into recess)

UPVC double glazed bay window.

Bedroom Two - 3.02m x 2.69m (9'11" excluding door recess x 8'10")

UPVC double glazed window.

Bedroom Three - 2.67m x 1.83m (8'9" extending to 12'0" x 6'0")

UPVC double glazed window.

Bathroom - 2.84m x 2.51m (9'4" x 8'3")

White suite including, P-shaped panelled bath with shower screen and thermostatic rain head and handheld showers, vanity sink unit with cupboards below, low level WC. Tiled walls and floor, chrome towel rail/radiator, closed boarded ceiling and recessed spot lighting. Linen cupboard with plumbing for washing machine and housing the gas central heating boiler. UPVC double glazed window.

Loft

Drop down ladder on the first-floor landing providing access to the boarded loft area.

Outside

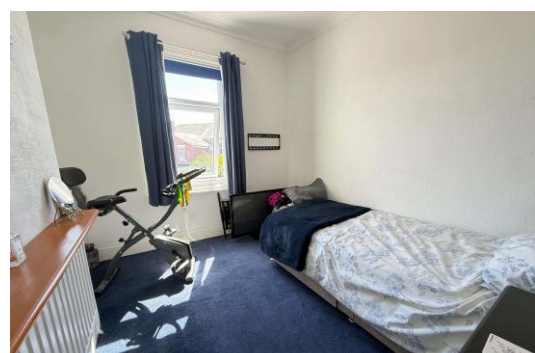
The property stands in established gardens to both the front and rear. There's off road car parking at the front to go with lawn and borders, the rear garden has a paved patio area and six-seater hot tub, lawn and borders, garden shed and a fabulous party shack (7'6" x 11'9") currently arranged as a home bar with electric light and power supply and two fan heaters for warming and cooling.

Council Tax

Sefton MBC Band B

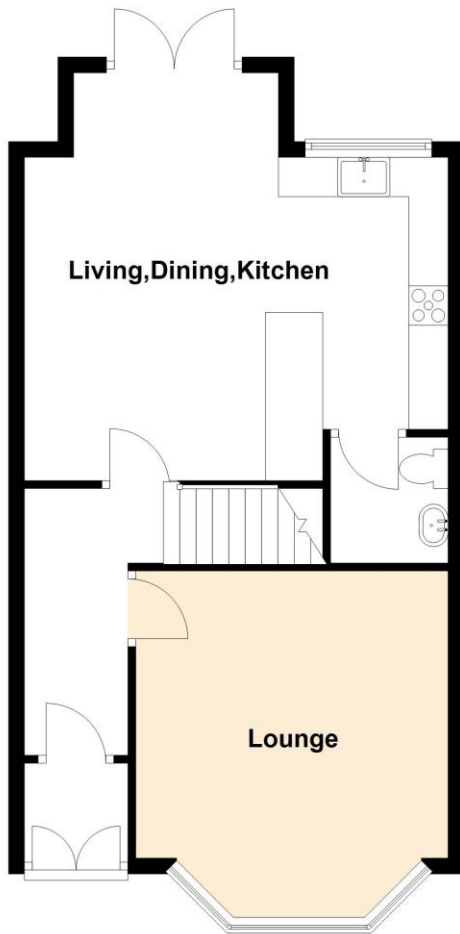
Tenure

Freehold



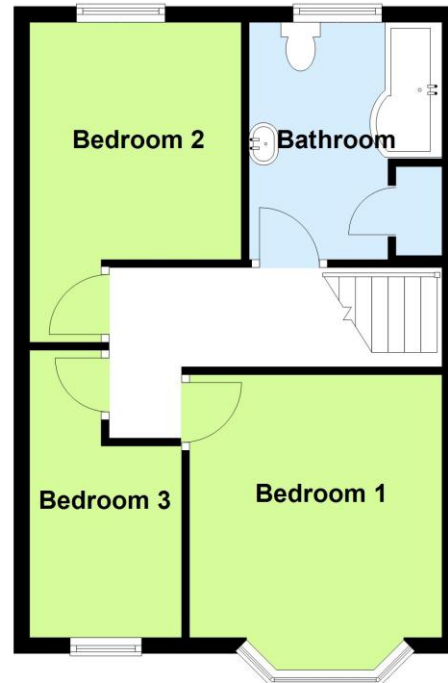
Ground Floor

Approx. 51.4 sq. metres (553.8 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.5 sq. feet)



Total area: approx. 92.7 sq. metres (998.3 sq. feet)



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