



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

**welcome to**

## **The Old Manor, Mersey Lane South, Rock Ferry, Birkenhead**

...Every house has its own story...

And this house is ready for you to write your own story and have the most magical ending! A quite spectacular property that is one of a kind, this truly beautiful home oozes high quality features throughout, something that can only be appreciated once inside.



## Property Description

This home is ready for a new family to start making new memories. Situated off the highly sought after Mersey Lane South, you will find The Old Manor - which is stunning from the outside in, Through the front door is the lovely spacious entrance hall which has access to the downstairs WC. The open plan lounge, kitchen, diner, is bright spacious and contemporary there is also Bi-fold access to the rear garden. Upstairs there are three good sized bedrooms, and a family bathroom. The rear garden is sensational with a patio which captures the sun, during those summer months making it ideal for al fresco dining in the summer. There is a tarmac driveway leading to the front of the property which provides off street parking. This property has other amazing features which needs to be viewed to be believed, call us to arrange a viewing.

### Entrance Hall

Solid wood door to the front with double-glazed window to the front. Radiator and alarm system.

### Downstairs Cloakroom

With WC and wash hand basin. Radiator and extractor fan.

### Lounge

11' 8" x 22' 7" ( 3.56m x 6.88m )

Double-glazed window to the front, radiator and double Bi-Fold double-glazed doors to the rear.

### Kitchen

9' 8" x 8' 5" ( 2.95m x 2.57m )

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Electric oven and induction hob, fridge/freezer and dish washer. Central heating boiler and double-glazed window to the rear.

### First Floor Landing

Access to the loft with partial boarding, light and pull-down ladder.



Ground Floor

First 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](http://www.focalagent.com)

### Bedroom One

11' 7" x 11' 3" ( 3.53m x 3.43m )

Double-glazed window to the rear and radiator. Panelling and wall mounted television connection.

### Bedroom Two

9' 3" x 11' 7" ( 2.82m x 3.53m )

Double-glazed window to the front, radiator and panelling.

### Bedroom Three

8' 6" x 8' 1" ( 2.59m x 2.46m )

Double-glazed window to the rear and radiator.

### Bathroom

Partially tiled bathroom with three-piece bathroom suite comprising bath with mixer taps and shower over, wash hand basin in vanity unit, and WC. Radiator and double-glazed window to the front.

### Outside

With front and rear gardens, and parking.

### Front Garden

With artificial lawn and two allocated parking spaces.

### Rear Garden

Rear garden laid with sandstone flagging stones, garden shed and garden furniture.



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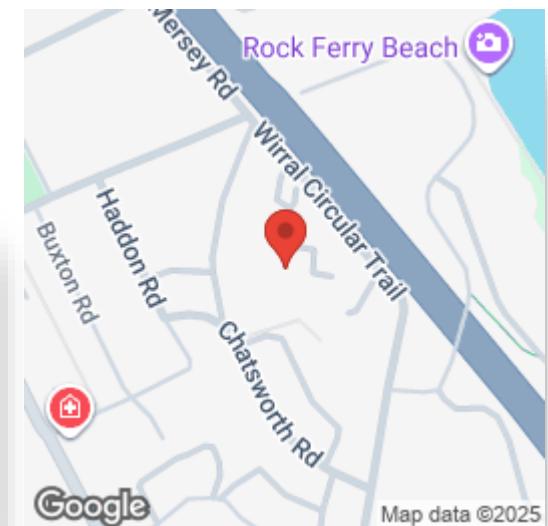
- Three Bedroom Semi Detached House
- Open Plan Living
- Kitchen/Lounge/Diner
- Downstairs WC
- Family Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

**£230,000**



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Property Ref:  
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