



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

**welcome to**

**Manton Court North Road, Birkenhead**

WARNING: VIEWING THIS FLAT MAY CAUSE IMMEDIATE HOUSE-HUNTING SUCCESS!

Immaculately presented, beautifully maintained and offered with NO CHAIN, ready for its next lucky owner, this is move-in ready living at its finest. All that's missing is your favourite armchair and a kettle!



## Property Description

NO CHAIN, NO WORK, NO EXCUSES... JUST MOVE IN!

If you've spent months scrolling through property listings thinking, "That's nice, but it needs decorating," then prepare for a pleasant surprise.

This immaculately presented two-bedroom upper floor flat is the kind of property that lets you spend your weekends enjoying your new home rather than living in a cloud of paint dust and arguing over paint colour names like "Soft Pebble" and "Gentle Mist."

The accommodation is bright, spacious and beautifully maintained throughout. The welcoming lounge is the perfect place to unwind and benefits from a charming Juliet balcony, allowing plenty of natural light to flood the room and giving you that little touch of continental flair without the need for a passport.

The well-appointed kitchen provides ample space for culinary masterpieces (or convincing-looking takeaways), while the separate utility room is a practical bonus that helps keep everyday clutter tucked neatly away.

There are two well-proportioned bedrooms, offering flexibility for professionals, first-time buyers, downsizers or anyone who likes the idea of a guest room that occasionally doubles as a storage room.

Completing the accommodation is a stylish bathroom and, outside, the added convenience of residents' parking means no nightly battle for a parking space. Be quick, book that viewing, homes this tidy have a habit of making other properties look lazy!

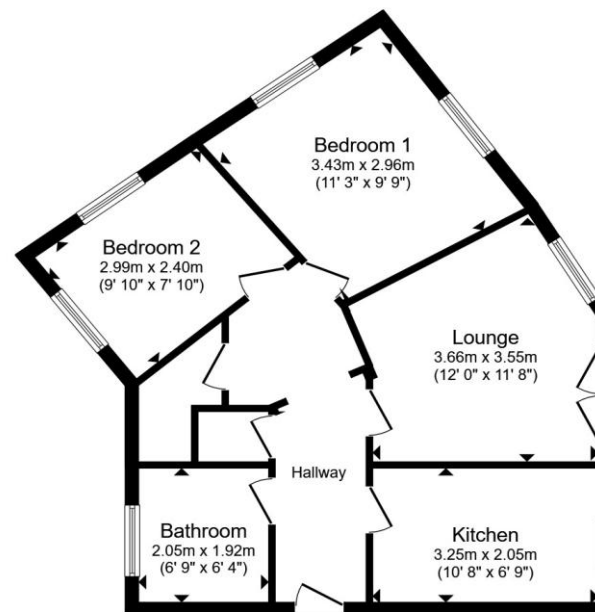
### Entrance Hall

Solid door to the front, radiator and storage cupboard.

### Lounge

12' x 11' 8" (3.66m x 3.56m)

Double-glazed patio doors to the front with Juliet balcony, double-glazed window to the front and radiator.



Total floor area 59.7 m<sup>2</sup> (643 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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### Kitchen

10' 8" x 6' 9" (3.25m x 2.06m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Electric oven and gas hob, dish washer and central heating boiler. Radiator and double-glazed window to the front.

### Utility Room

Comprising base cupboards with complementary work surfaces above and plumbing for a washing machine beneath.

### Bedroom One

11' 3" x 9' 9" (3.43m x 2.97m)

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

### Bedroom Two

9' 10" x 7' 10" (3.00m x 2.39m)

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

### Bathroom

Three-piece bathroom suite comprising bath with shower over, wash hand basin and WC. Extractor fan and double-glazed window to the rear.



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## **Manton Court North Road, Birkenhead**

- Two Bedroom Upper Floor Flat
- Lounge with Juliet Balcony
- Kitchen
- Utility Room
- Bathroom

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.

# £85,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116797 - 0002

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