

18 West Derby Village  
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# SuttonKersh

**36 Manor View, Liverpool, , L12 0LT**



**£229,950**

- \* EXTENDED DETACHED HOUSE
- \* DINING ROOM OPEN PLAN TO KITCHEN
- \* CLOAKROOM/ WC
- \* BATHROOM/ WC
- \* GARDENS \*

- \* LOUNGE \*
- \* MORNING ROOM \*
- \* STUDY \*
- \* FOUR BEDROOMS- MASTER HAVING EN SUITE SHOWER \*
- \* PART EXCHANGE CONSIDERED



**LOCATION** Manor View is located off Coachmans Drive in West Derby and offers easy access to local amenities including schooling, leisure facilities nearby in Croxteth Country Park and new superstore shopping only a short distance away on the corner of Deysbrook Lane and Princess Drive. The property offers excellent accommodation briefly comprising entrance hall, lounge, dining room open plan to kitchen, morning room, cloakroom/ wc, utility room and study. To the first floor landing there are four bedrooms- the master having en suite shower room. Family bathroom/ wc with jacuzzi style bath, double shower and twin wash hand basin. An early inspection is strongly recommended to fully appreciate this tastefully presented property on offer, and the rest of the details are as follows:

**ENTRANCE HALL** Entrance door, radiator, coved ceiling, dado rail and staircase to first floor.

**LOUNGE** 23' 9" plus bay @ widest x 11' 7" (7.25m x 3.55m) Double glazed bay window, feature gas living flame fire set in 'Adam' style surround, laminate style flooring and coved ceiling. Two radiators, dado rail and open plan to:

**DINING ROOM/ KITCHEN** 22' 0" x 8' 10" (6.71m x 2.70m) The dining area has laminate style flooring, radiator and patio doors opening onto the rear garden. The kitchen has a range of matching wall, base and drawer units with 1.5 bowl single drainer sink unit with mixer taps over, built in electric double oven with gas hob and chimney style hood above. Plumbing for washing machine, breakfast bar, tiled floor, double glazed window, inset lighting and open plan to:

**MORNING ROOM** 9' 3" x 7' 8" (2.83m x 2.35m) Understairs storage cupboard, tiled floor and radiator.

**REAR PORCH** Door to rear garden and tiled floor.

**CLOAKROOM/ WC** Low level wc, wash hand basin and radiator. Tiled floor and extractor fan.

**UTILITY ROOM** 6' 5" x 5' 8" (1.98m x 1.74m) Wall and base units incorporating sink unit, pre plumbing for washing machine, tiled walls, combi gas central heating boiler, laminate style flooring and electric cupboard.

**STUDY** 10' 2" x 6' 11" (3.10m x 2.12m) Laminate style flooring, radiator and double glazed bow bay window.

**LANDING** Storage cupboard and loft access.

**MASTER BEDROOM** 11' 9" excluding wardrobe depth x 11' 7" at widest (3.60m x 3.55m) Built in wardrobes with mirror sliding doors, storage cupboard over stairwell, radiator, double glazed window, laminate style flooring and dado rail.

**EN SUITE** Step in shower cubicle, low level wc and pedestal wash hand basin. Laminate style flooring, radiator and double glazed window.

**BEDROOM TWO** 16' 2" inc w/depth @ widest point x 7' 8" narrowing to 7'4 (4.94m x 2.35m- 2.24m) The bedroom has a dressing area and has been measured complete. Double glazed window, radiator, loft access, built in wardrobes.

**BEDROOM THREE** 14' 1" excluding w/depth x 6' 11" narrowing to 6'10 (4.30m x 2.11m- 2.08m) This bedroom has a dressing area and has been measured complete. Double glazed window, radiator and fitted wardrobes.

**BEDROOM FOUR** 9' 2" x 8' 3" (2.81m x 2.52m) Double glazed window and radiator.



**BATHROOM/ WC** A certain feature of the property with a jacuzi style bath, with LED lights above, step in double shower cubicle, twin wash hand basin set in vanity unit with mirror and cupboards. Low level wc, eaves storage, inset lighting, tiled walls, laminate style floor, shaver point and double glazed window.

**FRONT GARDEN** Block paved drive way for off road car parking and planted borders, shrubs and bushes.

**REAR GARDEN** Being of excellent size and not over looked, the rear garden is a certain feature of the property. Laid to lawn, planted borders, shrubs and bushes, raised decked patio area, water tap, outside lighting and gated access.



**Services**  
Where applicable, we have not tested the mains services, central heating system or other appliances. Purchasers should therefore carry out their own checks.

**Structural Alterations**  
Where improvement works have been carried out to a property, the purchaser should make their own enquiries to verify that planning consent and/or building regulations approval were obtained where necessary.

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