



MANNINGS LANE SOUTH

£300,000

- NO ONWARD CHAIN
- POTENTIAL TO IMPROVE
- LARGE GARDEN
- ORIGINAL FEATURES
- NEWLY INSTALLED BOILER
- POPULAR LOCATION

15 MANNINGS LANE SOUTH, CHESTER,



This traditional semi-detached home occupies a generous plot, offering a charming setback position along Mannings Lane South and exuding kerb appeal with its classic 1930s façade. While the property requires internal modernisation, it presents abundant potential, with its spacious, well-proportioned rooms providing an excellent foundation to create a truly stunning home. With UPVC windows, a replaced roof, and a recently installed gas combination boiler, you can be confident that some of the more significant and costly tasks have already been taken care of.

Upon entering, you are welcomed by a stained-glass front door that opens into a spacious hallway with stairs leading to the first floor and internal doors to the living areas. The sitting room is generously sized, ideal for family living, with a large window to the front. The second reception room is bright and airy, benefiting from two windows and a UPVC door providing access to the rear garden. The kitchen, located at the rear, has the potential to be extended and opened up into a rear storeroom to create a larger open-plan space. There is also a side door that leads out into the garden.

On the first floor, the landing features a full-height original stained-glass window, with doors leading to the bedrooms and bathroom, which is spacious and

includes a three-piece suite along with a cupboard housing the combi boiler. Two of the bedrooms are generously sized, offering ample space and large windows, while the third bedroom comfortably accommodates a single bed and bedroom furniture.

Externally, the size of the plot is a significant selling point, allowing for a setback position with a pleasant front garden and driveway parking. To the rear is a spacious sunny garden with mature trees and borders. There is also space and potential to extend the property to the side and rear, subject to the necessary planning permissions.



15 MANNINGS LANE SOUTH, CHESTER, CH2 3RX



Council Tax:

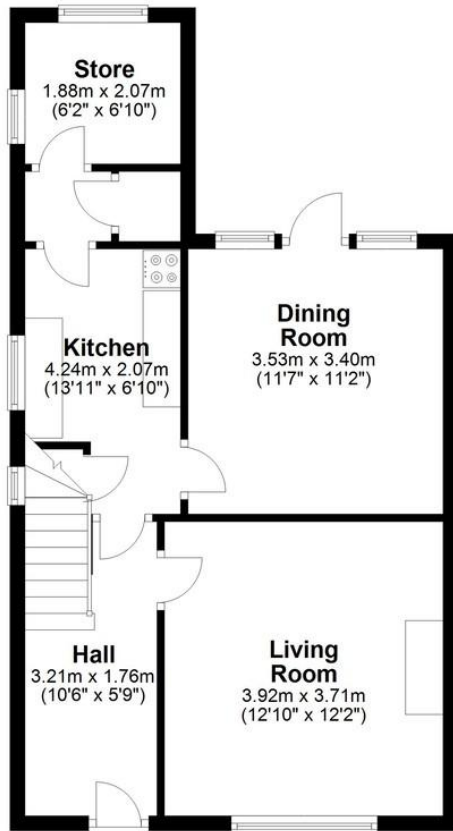
Band D

Local Authority:

Cheshire West and Chester Council

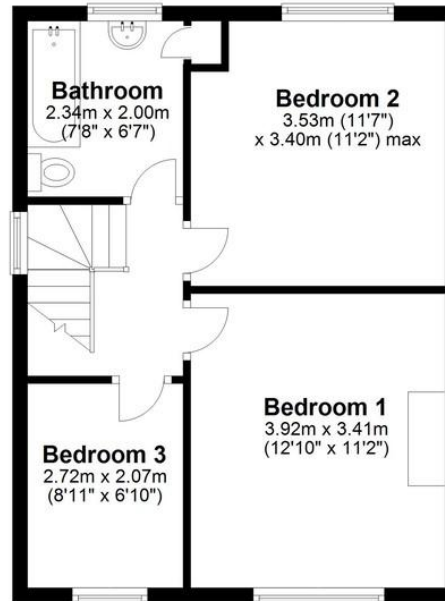
Ground Floor

Approx. 49.5 sq. metres (532.4 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



Total area: approx. 91.6 sq. metres (985.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements