



**BerkeleyShaw**

## 110 Manica Crescent, Liverpool, L10 9NA

£1,000 PCM

This three-bedroom terraced house in Liverpool is available to let and offers practical, well-planned accommodation in good condition, suited to families seeking access to schools, green spaces and everyday amenities.

The ground floor features an open-plan reception room with wood floors, large windows and a fireplace, creating a comfortable living and dining area. Doors open directly onto the garden, providing a pleasant outlook and easy indoor-outdoor flow. The adjoining kitchen benefits from natural light, wood countertops and built-in pantries, offering generous storage and workspace.

Upstairs, there are three double bedrooms, one of which includes built-in wardrobes. The family bathroom is fitted with a free-standing bath, rain shower, built-in storage and a heated towel rail.

Externally, the property includes a garden with a designated BBQ area, together with parking.

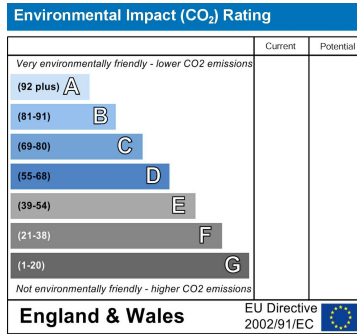
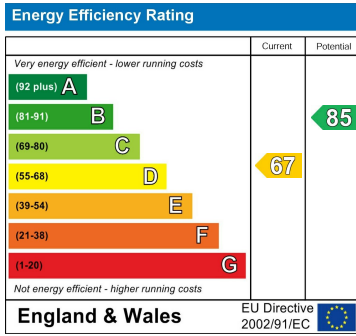
The house is well placed for local parks and green spaces in the L10 area, providing opportunities for walking, play areas and outdoor recreation. Nearby schools make the location practical for families with children.

Public transport links are accessible, with local bus routes connecting into central Liverpool and surrounding districts. Liverpool city centre, with its broad range of shops, cafés, restaurants and cultural venues, can typically be reached by public transport or car in around 20-30 minutes, depending on route and traffic.

Council Tax is Band A and the property has an EPC rating of D. This three-bedroom terraced house to let offers a functional family layout with outdoor space and convenient access to local amenities.



- Lounge
- Kitchen
- Front and Driveway
- Hallway
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- Back Garden



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