



Heathfield Road, Prenton

£190,000



LESLEY HOOKS
ESTATE AGENTS





This charming period property is much more spacious than it appears from the outside, boasting high ceilings and a layout that perfectly balances traditional elegance with modern comfort. As you step through the hallway, you'll find a handy downstairs wc. Next you'll be greeted by a warm and inviting lounge, ideal for cosy evenings with loved ones. Adjacent is a sitting room, offering versatility for entertaining guests or simply unwinding with a good book. The open-plan kitchen dining room is the heart of the home, providing ample space for culinary adventures and lively gatherings with friends and family. Upstairs, you'll find three generously sized double bedrooms, offering plenty of room for relaxation and personalisation. The four-piece bathroom ensures convenience and luxury, with modern fixtures and fittings. Outside, a paved courtyard awaits, providing a private retreat for al fresco dining or enjoying a morning coffee in the sunshine. And with no onward chain, your transition into this wonderful property is seamless and stress-free. Located within walking distance of Oxton village, you'll have easy access to a vibrant array of restaurants, bars, and amenities, adding to the appeal of this delightful home. With uPVC double glazing and combi-fired gas central heating, you can enjoy comfort and efficiency all year round. Don't miss out on the opportunity to make this fantastic property your own – come and experience the charm and convenience of Oxton living today. Council tax band A. Freehold.



Hallway

25'11" (7.9m) x 3'8" (1.12m)

Lounge

15'8" (4.78m) Into Bay x 13'1" (3.99m)

Sitting Room

12'11" (3.94m) x 11'1" (3.38m)

Kitchen Dining Room

24'6" (7.47m) Max x 11'5" (3.48m)

Bedroom One

17'3" (5.26m) x 15'4" (4.67m) Into Bay

Bedroom Two

12'11" (3.94m) x 11'1" (3.38m)

Bedroom Three

13'5" (4.09m) x 11'5" (3.48m) Max

Bathroom

8'3" (2.51m) x 7'4" (2.24m)







GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR
711 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 1405 sq.ft. (130.5 sq.m.) approx.

While every effort has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, levels and any other data are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospectus. The services, systems and apparatus shown have not been tested and no guarantee is given for their operation or condition.

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