

# DRAFT DETAILS

**Constables**  
SALES & LETTINGS



**21 Heathfield Road Prenton**

**£1,150 Per Month Per Month**



- Traditional Semi-Detached Property
- Great Location close to Oxtun Village
- Three Bedrooms and Study
- Two Large Reception Rooms
- Kitchen-Breakfast Room & Utility Room
- Private Rear Garden
- Available Unfurnished/Part-Furnished
- Available Immediately

An exceptional semi-detached property that is incredibly spacious and conveniently located for local amenities, transport links and various bars, cafes, and restaurants in Oxtun Village.

The accommodation is available part-furnished or unfurnished and comprises; entrance hallway, a spacious living room at the front of the property complete with bay window, a separate dining room, a good-sized kitchen-breakfast room and a handy utility room at the rear of the property leading out to the garden.

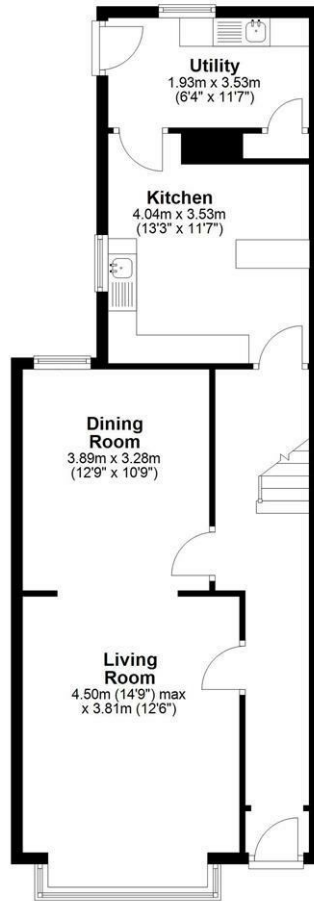
Upstairs there is a generous master bedroom which stretches the full width, two more good-sized bedrooms and a study. The upstairs is completed with a stylish bathroom.

Outside there is a private, low maintenance with paved patio area.

The property is available immediately, and early viewing is recommended.

### Ground Floor

Approx. 65.3 sq. metres (703.3 sq. feet)



### First Floor

Approx. 65.4 sq. metres (703.4 sq. feet)

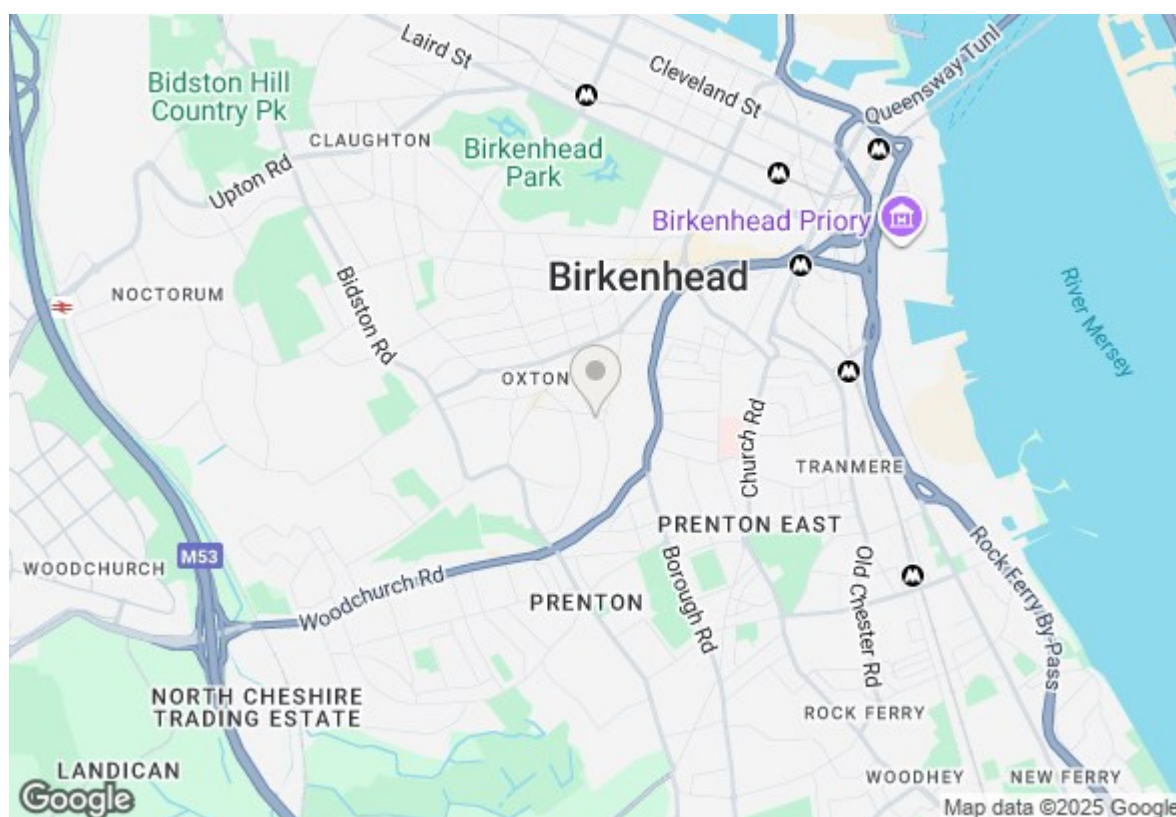


Total area: approx. 130.7 sq. metres (1406.8 sq. feet)

**21 Heathfield Road, Oxton, BIRKENHEAD**

## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>86</b> |
| (69-80) <b>C</b>                            | <b>69</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |



**Hallway**

**Living Room**

**14'9" into bay x 12'6"**

**Dining Room**

**12'9" x 10'9"**

**Kitchen-Breakfast Room**

**13'3" x 11'7"**

**Utility Room**

**11'7" x 6'4"**

**Landing**

**Bedroom One**

**14'9" into bay x 16'6"**

**Bedroom Two**

**12'9" x 10'9"**

**Bedroom Three**

**11'7" x 8'3"**

**Study**

**8'7" x 4'7"**

**Bathroom**

**12'9" x 10'9"**



