

DRAFT DETAILS

Constables
SALES & LETTINGS



22 Brooklet Road Heswall CH60

£1,200 Per Month Per Month



- Semi-Detached Property
- Unfurnished
- Three Bedrooms
- Two Reception Rooms
- Low Maintenance Rear Garden
- Summer House
- Garage
- Off Road Parking
- Council Tax Band: D

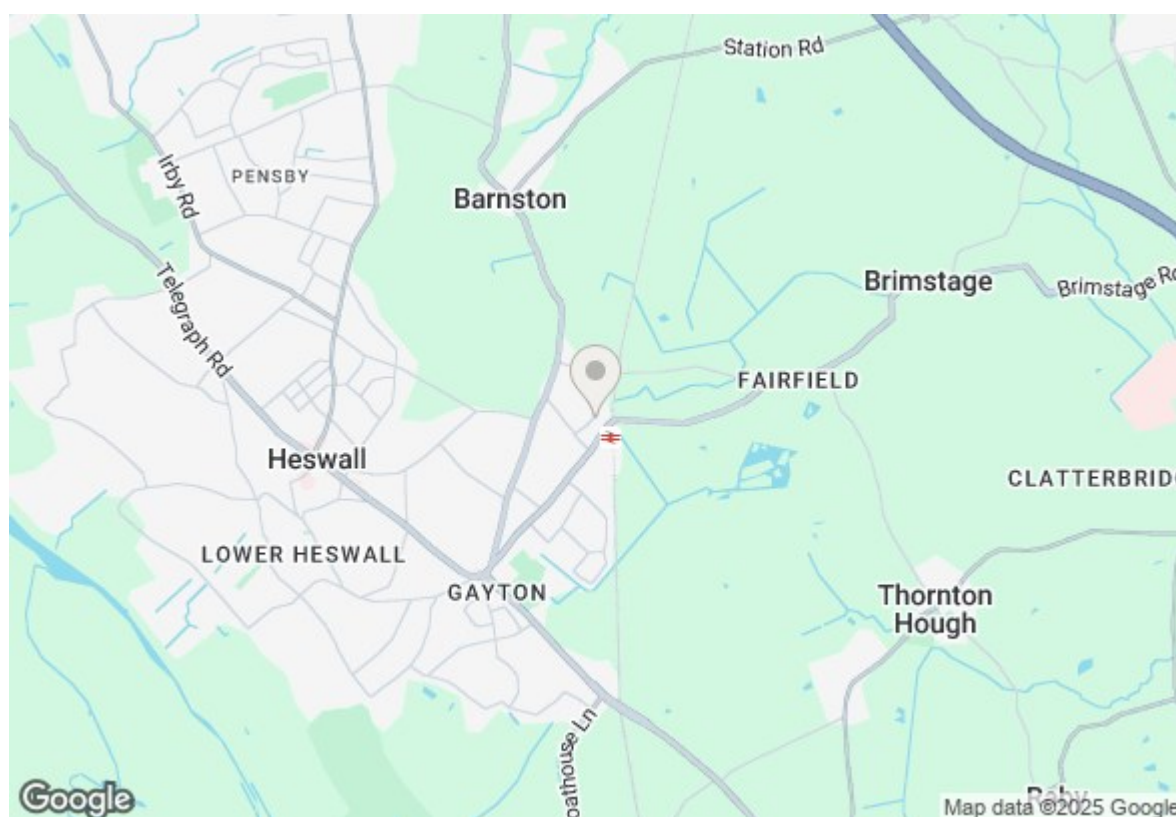
Constables is delighted to offer to let this traditional semi-detached property located in the highly sought after area of Heswall Hills.

The property is well-presented throughout and provides spacious accommodation which comprises entrance hallway, lounge and separate dining room and there is a fully fitted kitchen with integrated oven, hob, fridge and freezer. On the first floor are three bedrooms, a bathroom and separate WC. Outside there is ample off road parking, a garage and sunny rear garden that has been skilfully landscaped with raised decked areas and borders, a storage shed and a summer house.

The property is unfurnished and early viewing is highly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		



Location

he property is located in a highly sought after area close to Heswall town centre, Barnston and Brimstage.

Within walking distance from the property is a parade of shops on Brimstage Road and also Heswall train station. More comprehensive facilities are available in Heswall town centre which is approximately 1.5 miles away. Heswall has a number of restaurants, bars and cafes, Tesco supermarket and Marks and Spencer food hall. There are also a number of independent retailers as well as high street banks. The property is ideally placed for commuting to the major commercial centres of the region; the M53 motorway which links to the national motorway network via the M56 is less than 3 miles away. Approximate distances: Liverpool: 8.5 miles. Chester: 13 miles. Manchester: 48 miles

Entrance Hallway

Lounge

16'2" in to bay x 11'10" in to alcove

Dining Room

9'2" x 9'11"

Kitchen

overall 10'4" x 10'9"

Landing

Bedroom One

13'11" in to bay x 11'11"

Bedroom Two

11'11" x 10'10"

Bedroom Three

8'4" x 7' restricted head height in places

Bathroom

Separate WC





