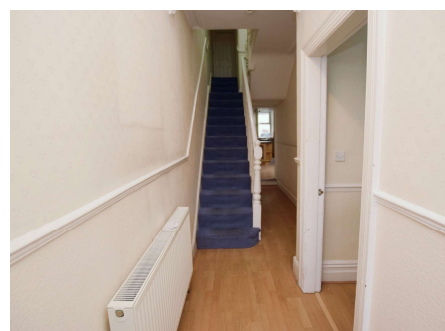




Heathfield Road, Prenton

£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 Oxtown 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 Oxtown 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)

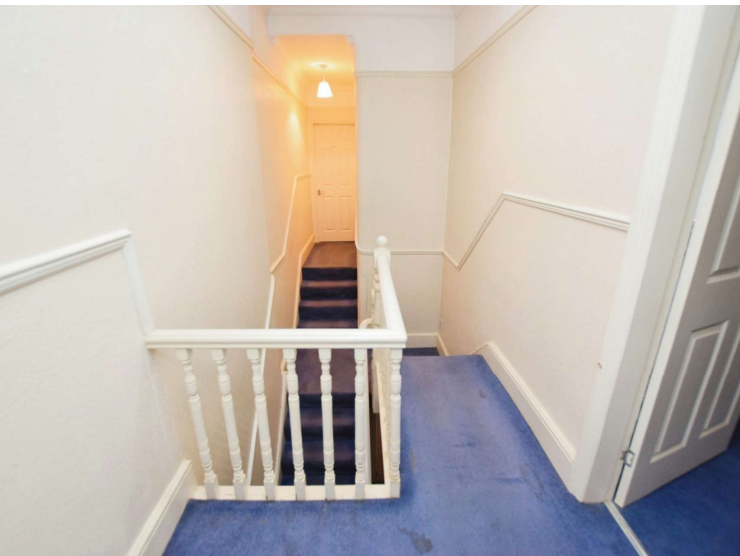
Bedroom Three

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

Bathroom

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

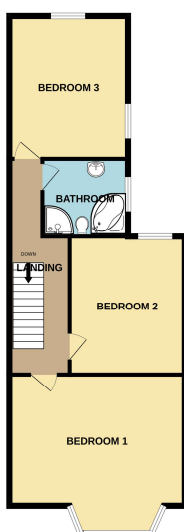
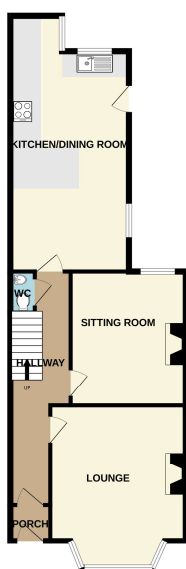






GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 1,406 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 items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their condition or performance.

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.