



**Constables**  
SALES & LETTINGS

Wellington Road Oxtun, Birkenhead

£145,000





A two bedroom duplex apartment occupying the first and second floors of an impressive conversion. The property enjoys panoramic views over to Liverpool from the living room and provides very spacious accommodation.

The accommodation comprises; Entrance hall (shared with one other apartment), first floor landing, bedroom one, Second floor landing, large open plan lounge-dining room, kitchen, utility room, second bedroom and a shower room. Outside there is residents parking at the front (not allocated) and a communal garden at the rear.

The property is conveniently situated a short distance from the vibrant village of Oxtown which offers a number of restaurants, bars and cafes. Birkenhead and Liverpool are also within easy reach, making the property ideally placed for commuting to the major commercial centres of the region.

Early viewing is highly recommended to appreciate all this property offers.

Please note: Lease terms to be confirmed. Please contact the agent for further details.





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- First & Second Floor Duplex Apartment
- Kitchen & Utility Room
- Communal Car Park (Not allocated)
- Two Double Bedrooms
- Views Over to Liverpool
- No Onward Chain
- Lounge-Dining Room
- Highly Sought After Location



### **Lounge-Dining Room**

18'10" x 13' 7" (5.74m x 3.96m  
2.13m )

### **Kitchen**

12'3" x 7'1" (3.73m x 2.16m)

### **Utility Room**

7'8" x 4'10" (2.34m x 1.47m)

### **Bedroom One**

15'10" x 13'6" (4.83m x 4.11m)

### **Bedroom Two**

14'8" x 13'7" (4.47m x 4.14m)

### **Shower Room**




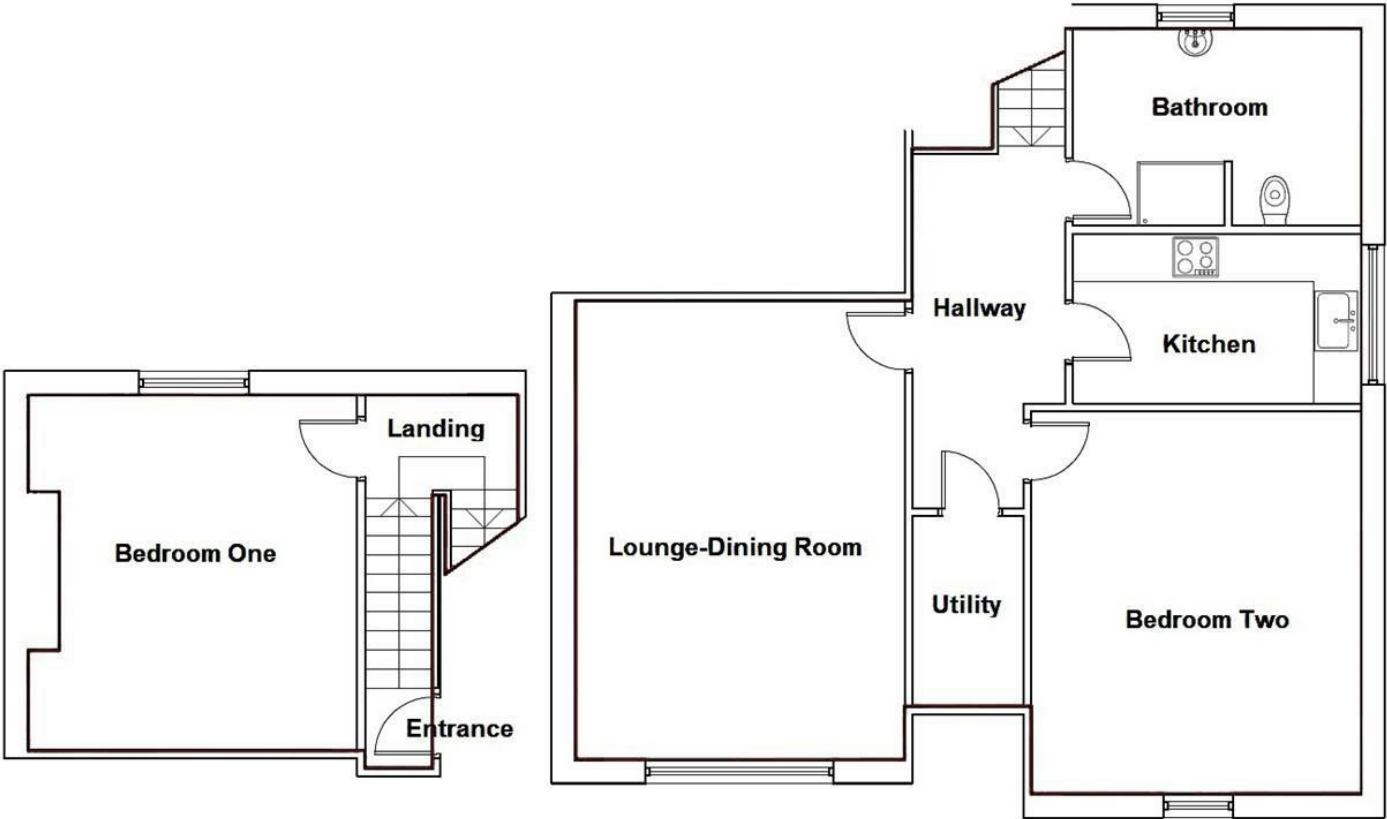






# EPC & Floor Plan

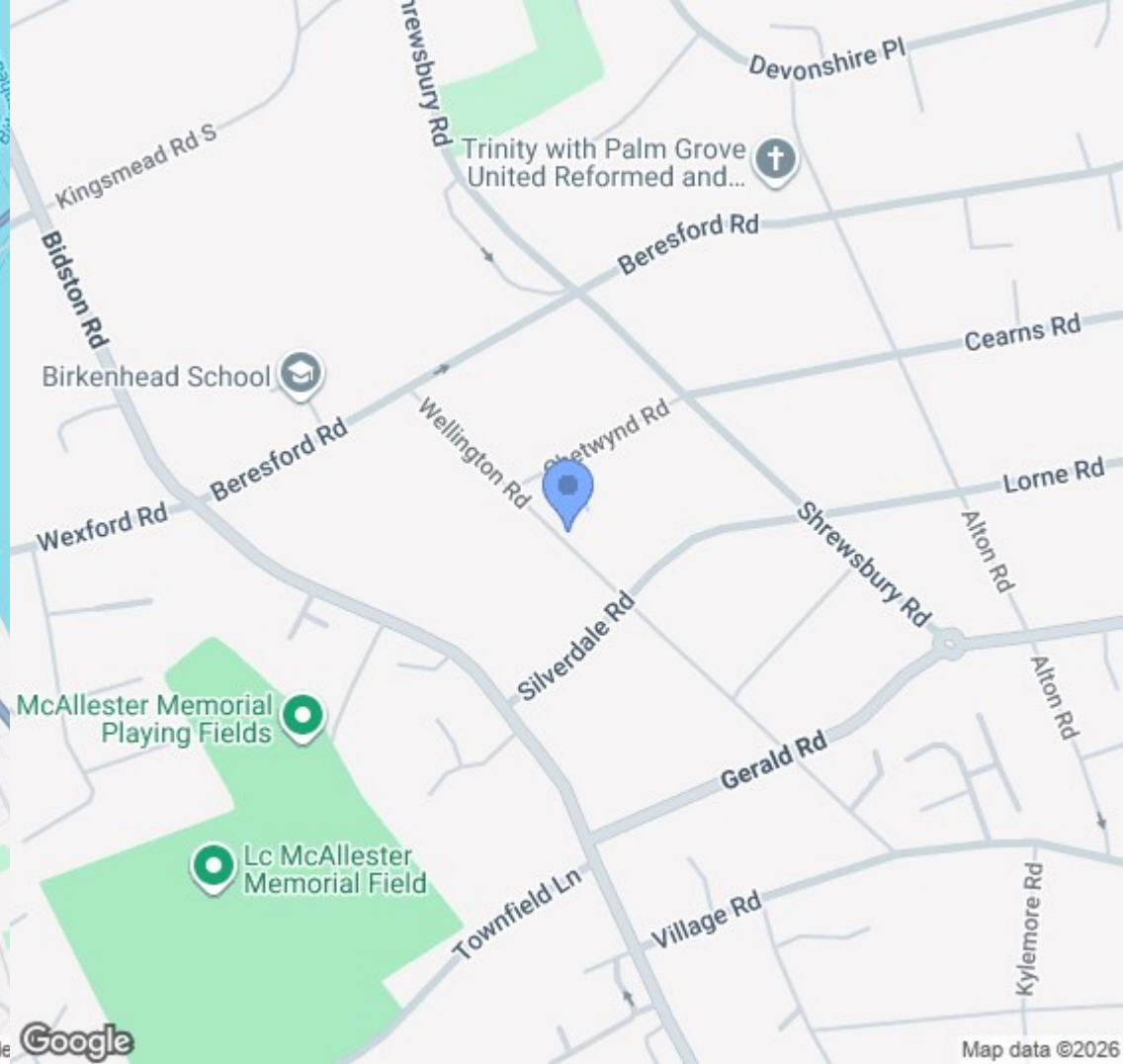
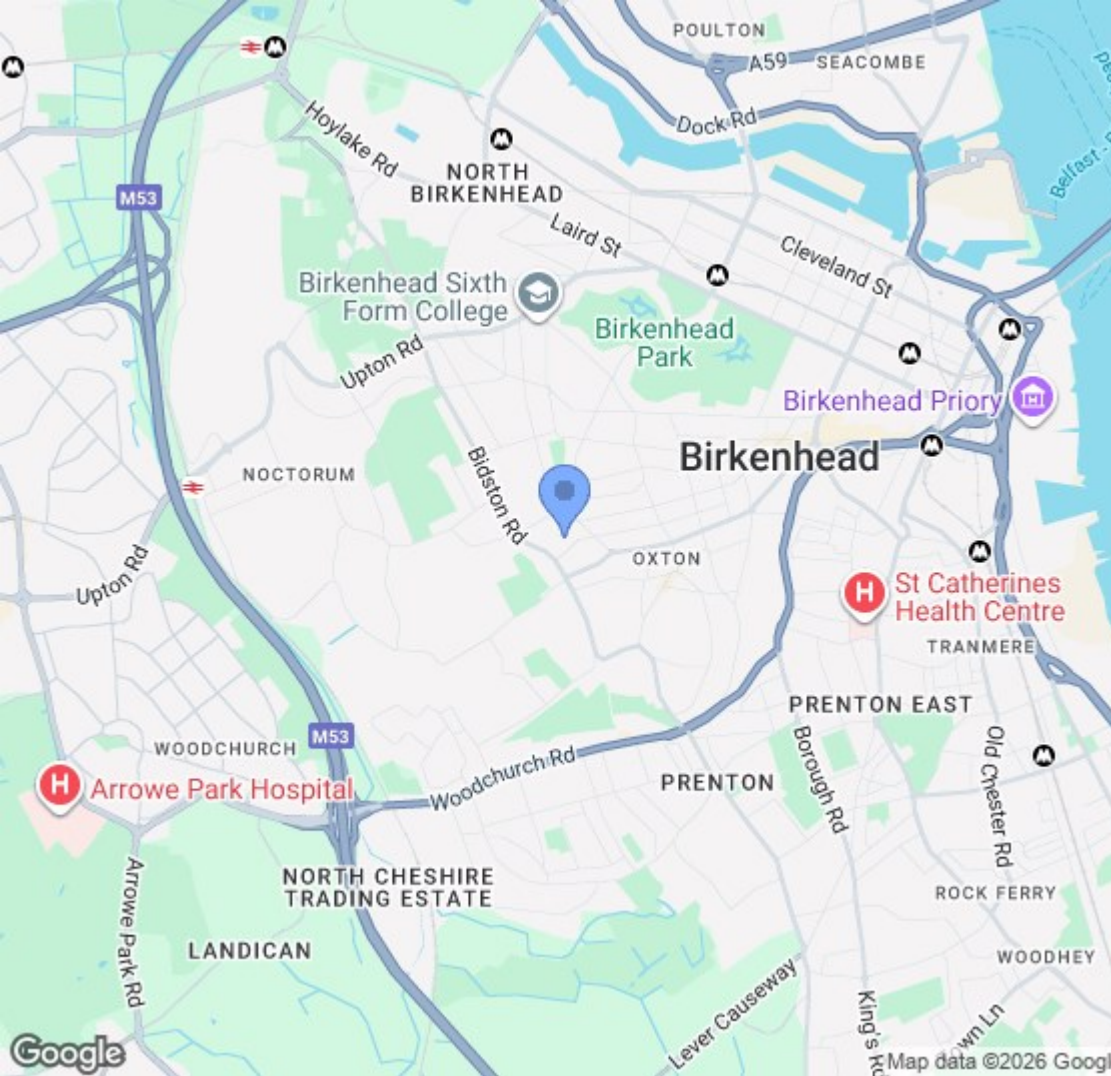
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Middle Level Floor Plan

Upper Floor Plan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Location Map

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