



19 Heathfield Road, Liverpool, Merseyside L22 6RE

£225,000

Do you want to live in an area which has Top Ranked Schools and is near to the Seafront, Golf Clubs and within easy commute to Liverpool and the Motorway networks?

In need of modernisation, this 3 BED SEMI is an ideal family home, and given its locality to popular primary and secondary schools, will be an excellent buy.

This well proportioned accommodation, which benefits from double glazing, comprises of hallway, 2 reception rooms, kitchen and utility room to the ground floor. To the first floor there are 3 bedrooms, and a family bathroom. The rear garden is laid to lawn with plants and shrubs.

Please call us now to arrange your early viewing.



Porch

Tiled floor

Entrance Hall

Original doors, original windows, banister

Reception One

11'5" x 8'6" (3.5 x 2.6)

UPVC double glazed bay window, original fire surround with gas fire, original coving and door

Reception Two

13'9" x 11'1" (4.2 x 3.4)

UPVC double glazed bay window, original fire surround with gas fire, original coving and door

Kitchen

9'10" x 6'6" (3 x 2)

Base units, gas cooker, space for fridge freezer, UPVC double glazed window.

Side Extension / Utility Room

14'5" x 4'7" (4.4 x 1.4)

Access to front and rear

Master Bedroom

10'9" x 12'5" (3.3 x 3.8)

UPVC double glazed window

Second Bedroom

11'5" x 12'5" (3.5 x 3.8)

UPVC double glazed window

Third Bedroom

8'6" x 8'2" (2.6 x 2.5)

UPVC double glazed window

Bathroom

6'10" x 7'6" (2.1 x 2.3)

Low level WC, pedestal sink, bath, UPVC double glazed window.

Outside

To the front there is a driveway. The rear is laid to lawn with mature shrubs and bedding plants and has a brick built outhouse.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the provided information, measurements of floor, wall, ceiling, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their efficiency or life span.

