



## Highfield South, Birkenhead, CH42 4NA

£65,000

 2 Bedroom  1 Reception  1 Bathroom 

\*\*\*Two Bed First Floor Flat - Great First Time Buy Or Investment - No Chain\*\*\*

Hewitt Adams is pleased to bring to the market this TWO BEDROOM flat on the FIRST FLOOR of Lawrence Court, located on Highfield South in Rock Ferry.

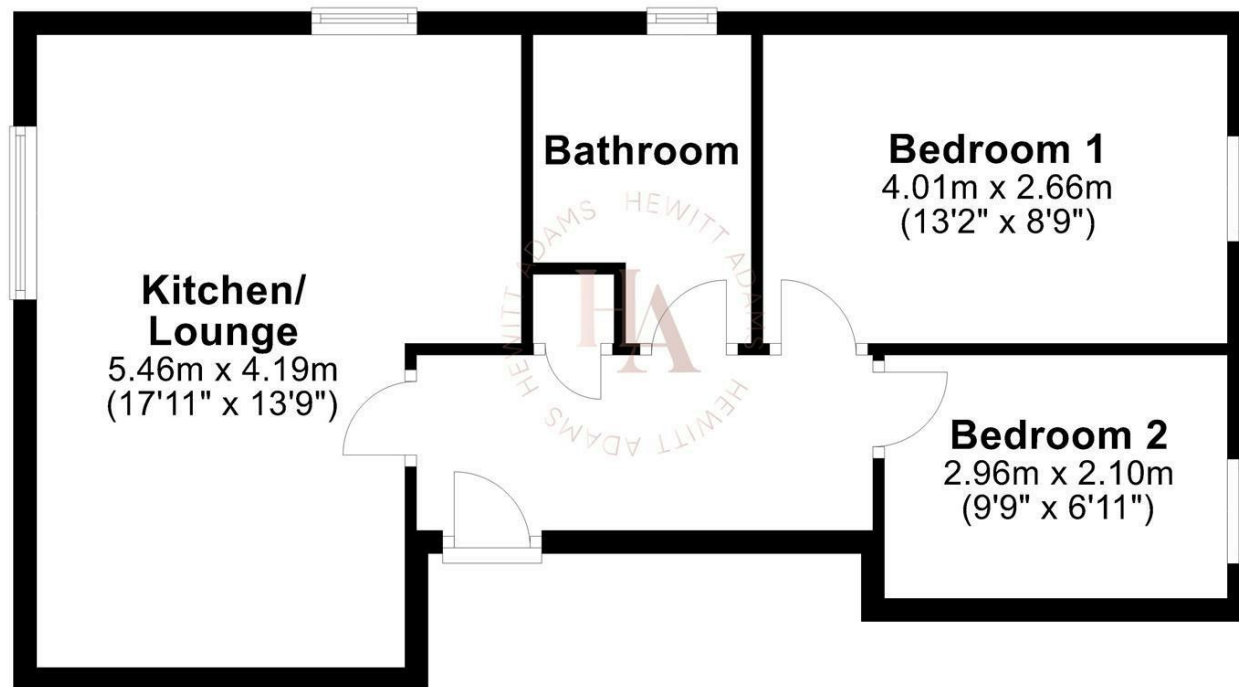
A PERFECT FIRST TIME BUY or INVESTMENT as the property currently achieves £495pcm with a long standing, reliable tenant in situ.

The flat is IDEALLY LOCATED close to a number of regular transport links, shops and amenities in Rock Ferry, New Ferry and Bebington Villages.

In brief the property affords: front entrance, hallway, open plan kitchen living space, two well proportioned bedrooms and a bathroom.

With the added bonus of an allocated parking space and being sold with NO ONWARD CHAIN.

Call Hewitt Adams to book your viewing.



Total area: approx. 49.5 sq. metres (532.8 sq. feet)  
For illustration purposes only - not to scale

**Front Entrance**

Into:

**Hall**

Radiator, storage cupboard

**Lounge Kitchen**

13'8" x 17'10" (4.19 x 5.46)

Wall and base units, inset sink, integral oven and gas hob, space for white goods

**Bedroom One**

13'1" x 8'8" (4.01 x 2.66)

Double glazed window, radiator, power points

**Bedroom Two**

9'8" x 6'10" (2.96 x 2.10)

Double glazed window, radiator, power point

**Bathroom**

8'8" x 6'2" (2.66 x 1.89)

Comprising shower over bath, WC, wash hand basin, radiator

**Other Information**

One allocated parking space

