



**Highfield Grove, Rock Ferry, Birkenhead, CH42 2DQ**

**welcome to**

**Highfield Grove, Rock Ferry, Birkenhead**

Attention All! Fabulous opportunity to own this Three Bedroom Mid-Terraced House in a very popular location. With proximity close to local amenities, making this an excellent investment possibility for everyone! Call us today for more details or to arrange a viewing.



## Property Description

People don't spend their lives trying to look at what's behind the curtain. They like the curtain. It provides them stability, comfort, and definition - and this three-bed mid terraced house does just that!!

The property is situated within close proximity to all local amenities, and comprises of entrance hall, lounge, dining room, kitchen, family bathroom and three bedrooms. Externally there is a yard to the rear.

### Entrance Porch

Double glazed door to the front and wooden laminate flooring.

### Entrance Hall

Single glazed door to the front, radiator and wooden laminate flooring.

### Lounge

11' x 13' 4" ( 3.35m x 4.06m )

Double glazed bay window to the front, feature gas fireplace and television connection point.

### Dining Room

10' x 12' 1" ( 3.05m x 3.68m )

Double glazed window to the rear, radiator and television connection point.

### Kitchen

11' 8" x 13' 2" ( 3.56m x 4.01m )

Fitted kitchen comprising wall and base cupboards, stainless steel sink and drainer unit with mixer taps and complementary work surfaces. Free standing gas cooker with cooker-hood above and plumbing for a washing machine. Double glazed window to the side and door to the side giving access to the rear.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### First Floor Landing

#### Bedroom One

15' 7" x 13' 3" ( 4.75m x 4.04m )

Double glazed bay window to the front.

#### Bedroom Two

10' 2" x 12' 1" ( 3.10m x 3.68m )

Double glazed window to the rear and television connection point.

#### Bedroom Three

10' 2" x 10' 8" ( 3.10m x 3.25m )

Double glazed window to the rear and built-in cupboard.

### Bathroom

Three-piece bathroom suite comprising bath with shower over, pedestal wash hand basin and WC. Radiator and double-glazed window to the side.

### Outside

With front and rear gardens.

### Front Garden

With enclosed front yard.

### Rear Garden

Concrete yard with rear access to entry.



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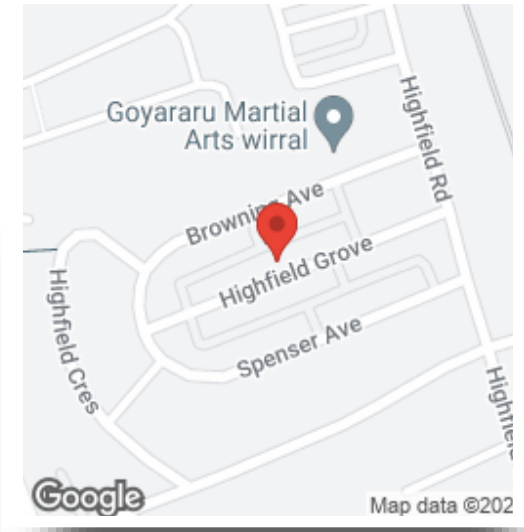
welcome to

## Highfield Grove, Rock Ferry Birkenhead

- Three Bedroom Mid Terrace House
- Council Tax Band A
- Lounge
- Kitchen
- Bathroom

Tenure: Freehold EPC Rating: D

**£100,000**



Please note the marker reflects the postcode not the actual property

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