



Highfield Crescent, Rock Ferry

£245,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming period property, nestled in a popular residential location, offering a perfect blend of space and potential. As you step through the front door, you'll be greeted by a welcoming hallway leading to the various living spaces on the ground floor. The lounge boasts a cosy ambiance, featuring a delightful fireplace that adds character to the room, providing the ideal setting for relaxation or entertaining guests. Adjacent to the lounge is the spacious kitchen dining room, awaiting your personal touch to create a modern culinary haven. Completing the ground floor is a convenient utility room and a downstairs wc, adding practicality to everyday living. Venturing upstairs, you'll discover three generously sized double bedrooms, offering ample space for rest and relaxation. The stylish four-piece bathroom is a luxurious retreat, featuring a charming roll top bath, perfect for unwinding after a long day. Ascending to the second floor, you'll find three additional double bedrooms, providing versatility for various lifestyle needs. Whether you envision these rooms as extra bedrooms, home offices, or hobby spaces, the possibilities are endless. Outside, the property boasts a generous driveway with off-road parking for several cars, ensuring convenience for you and your guests. The rear garden, benefiting from a sunny south-westerly aspect, is ideal for those who love to garden and enjoy the challenge of restoring this space to its former glory. Additionally, the garden features an outhouse, offering storage space or potential for further development. With its uPVC double glazing and combi fired gas central heating, this home combines comfort with practicality. While it may require some modernisation, it presents an exciting opportunity to put your stamp on a property and create the home of your dreams. Don't miss the chance to make this delightful semi-detached residence your own. Council tax band C. Freehold.



Hallway

11'7" (3.53m) x 7'2" (2.18m)

Lounge

15'10" (4.83m) x 12'10" (3.91m)

Kitchen Dining Room

22'2" (6.76m) x 12'11" (3.94m)

Utility Room

9'2" (2.79m) x 7'8" (2.34m)

Downstairs WC

6'2" (1.88m) x 2'6" (0.76m)



Bedroom One

15'9" (4.8m) x 12'11" (3.94m)

Bedroom Two

11'10" (3.61m) x 10'0" (3.05m)

Bedroom Three

12'8" (3.86m) x 9'11" (3.02m)

Bathroom

8'11" (2.72m) x 5'10" (1.78m)

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

Bedroom Five

13'1" (3.99m) x 12'3" (3.73m) Into Eaves

Bedroom Six

13'3" (4.04m) x 10'5" (3.18m)

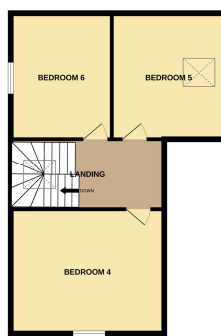
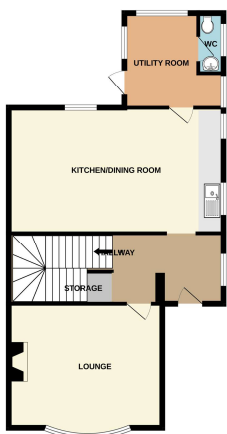




GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.

2ND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 1991 sq.ft. (185.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
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