Highfield South, Rock Ferry Birkenhead CH42 4NB

jones & chapman

welcome to

Highfield South, Rock Ferry Birkenhead

NO CHAIN, YOUR GAIN!!

Looking for a home with space for everyone (and somewhere to hide from them occasionally)? With a practical layout and plenty of versatile living space, this is a fantastic opportunity for families, first-time buyers and anyone who appreciates the luxury of a separate WC!

Entrance Hall
Double-glazed composite door and double-glazed window to the front, and radiator.

Lounge
14' 8" x 11' 2" (4.47m x 3.40m)
Double-glazed patio doors to the rear, radiator and gas fire.

Sitting Room
10' 10" x 7' 8" (3.30m x 2.34m)
Double-glazed window to the front and radiator.

Kitchen
14' 8" x 9' 1" (4.47m x 2.77m)
Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Electric oven, induction hob and dish washer. Radiator, double-glazed windows to the side and rear and double-glazed door to the side.

Conservatory
11' 3" x 9' 8" (3.43m x 2.95m)
Double-glazed windows to the side and rear and double-glazed door to the side.

Utility Room
7' 8" x 5' 6" (2.34m x 1.68m)
Comprising work surface and wall cupboard, radiator and plumbing for a washing machine/tumble dryer.

First Floor Landing
Double-glazed window to the front, airing cupboard and loft access.

Bedroom One
12' 6" x 9' 2" (3.81m x 2.79m)
Double-glazed window to the rear and radiator.

Bedroom Two
10' 8" x 8' 1" (3.25m x 2.46m)
Double-glazed window to the rear and radiator.

Bedroom Three
10' 11" x 8' 1" (3.33m x 2.46m)
Double-glazed window to the front and radiator.

Bathroom
Comprising bath, wash hand basin, radiator and double-glazed window to the side.

Separate W.C
Comprising WC and double-glazed window to the side.

Outside
With driveway and rear garden.

Front Garden
Driveway to the front.

Rear Garden
Established rear garden with lawn, path and flagstone area. Garden shed, trees and mature foliage.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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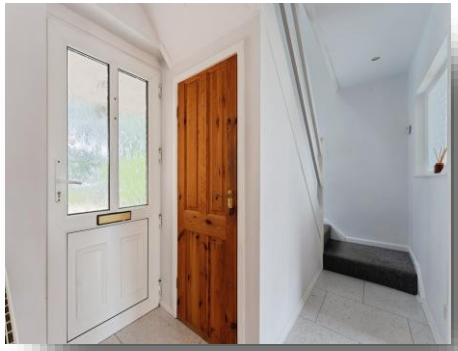
Highfield South, Rock Ferry Birkenhead

- Three Bedroom Semi Detached House
- Two Reception Rooms & Kitchen
- Conservatory
- Utility Room
- Bathroom & Separate W.C

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of

£230,000



Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/PTN116736

The Property Ombudsman

Property Ref:
PTN116736 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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