



**Highfield South, Rock Ferry, Birkenhead, CH42 4NB**

**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.



Ground Floor

First Floor

Total floor area 97.0 m<sup>2</sup> (1,044 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

## 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.



**view this property online** [jonesandchapman.co.uk/Property/PTN116736](http://jonesandchapman.co.uk/Property/PTN116736)



welcome to

## 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

**£250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [jonesandchapman.co.uk/Property/PTN116736](https://www.jonesandchapman.co.uk/Property/PTN116736)



Property Ref:  
PTN116736 - 0006

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.

Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
jones & chapman



**0151 608 2287**



[Prenton@jonesandchapman.co.uk](mailto:Prenton@jonesandchapman.co.uk)



349 Woodchurch Road, Prenton, PRENTON,  
Merseyside, CH42 8PE



[jonesandchapman.co.uk](https://www.jonesandchapman.co.uk)