



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

**welcome to**

## **Highfield South, Rock Ferry Birkenhead**

To Infinity and Beyond.....

An amazing and unique property! You need to see it to believe it. The garden alone will have you spellbound! This great home oozes charm and sophistication and has been much loved by the current owners. So, what are you waiting for? Call us today to View!!



## Entrance Hall

Double-glazed window to the side, radiator, storage under stairs and recently fitted Karndean Flooring

## Downstairs Cloakroom

Comprising wash hand basin and WC. Extractor fan, electric blow heater and double-glazed window to the front.

## Dining Room

15' 3" x 10' 6" (4.65m x 3.20m)

Double-glazed double patio doors to the rear, radiator, gas fire, wall lights and recently fitted Karndean Flooring.

## Lounge

12' 6" x 11' 10" (3.81m x 3.61m)

Double-glazed bay window to the front, radiator and gas fire.

## Kitchen

18' 4" x 6' 9" (5.59m x 2.06m)

Fitted kitchen comprising wall and base cupboards, sink and drainer unit and complementary work surfaces. Double electric oven and gas hob. Washing machine and dish washer. Double fridge/freezer and central heating boiler. Radiator, double-glazed window to the rear and double-glazed bay window to the side.

## First Floor Landing

### Bedroom Two

12' 1" x 10' 8" (3.68m x 3.25m)

Double-glazed window to the rear, radiator and fitted wardrobes.

### Bedroom One

11' 10" x 10' 8" (3.61m x 3.25m)

Double-glazed window to the front, radiator and fitted wardrobes.

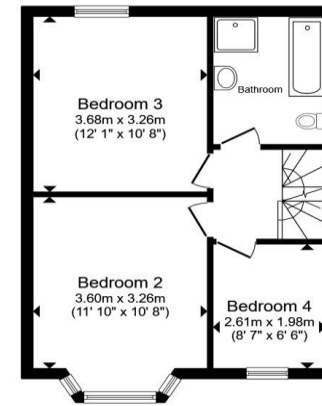
### Bedroom Three

8' 7" x 6' 6" (2.62m x 1.98m)

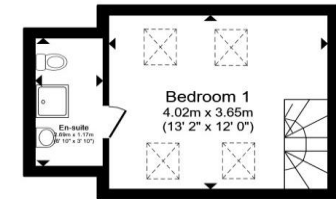
Double-glazed window to the front and radiator.



Ground Floor



First Floor



Second Floor

Total floor area 110.2 m<sup>2</sup> (1,186 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

Four-piece bathroom set comprising bath with mixer taps, walk-in shower, WC and wash hand basin in vanity unit. Shaver point and LED mirror. Extractor fan, radiator and two double-glazed windows to the side.

## Second Floor

### Loft Room

13' 2" x 12' (4.01m x 3.66m)

Double-glazed window to the side and four skylight windows. Radiator and storage under eaves.

### Shower Room

Comprising shower cubicle, wash hand basin and WC.

## Outside

With front and rear gardens and off-road parking.

### Front Garden/ Driveway

Front garden and a four-car driveway.

### Rear Garden

Rear garden with lawn and flagstones. Trees, plants and mature foliage to borders. Shed and brick shed.

### Detached Garage

Detached Garage with up and over doors, double-glazed window to the rear, electricity and two double-glazed windows to the side. Solid door to the side.



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## Highfield South, Rock Ferry Birkenhead

- Three Bedroom Semi Detached House
- Lounge
- Dining Room
- Kitchen
- Downstairs W.C

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PTN116658 - 0003

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