



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.



Ground Floor

First Floor

Total floor area 97.0 m² (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



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 once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."



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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

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Property Ref:
PTN116736 - 0010

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