



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

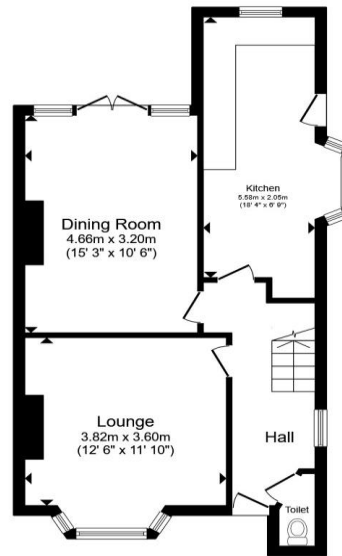
11' 10" x 10' 8" (3.61m x 3.25m)

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

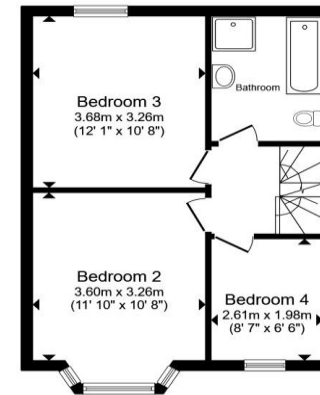
Bedroom Three

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

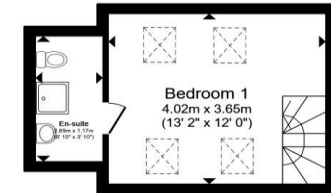
Double-glazed window to the front and radiator.



Ground Floor



First Floor



Second Floor

Total floor area 110.2 m² (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

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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.

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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welcome to

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 - 0004

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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