



Highfield Road, Rock Ferry

£200,000



LESLEY HOOKS
ESTATE AGENTS





Perfect for first time buyers or families alike, this semi-detached home offers generous and wonderful open-plan living combined with a popular location — a real find for anyone looking to put down roots. The property benefits from uPVC double glazing throughout and a combi-fired gas central heating system, fitted just a couple of years ago, so there's real peace of mind from the outset for its next owners. Step inside through the porch and hallway, which lead you through to a lovely lounge featuring an exposed brick fireplace and sliding patio doors out to the rear garden — a real focal point of the room. From here, the space flows beautifully into a sitting room, finished with stripped timber floors throughout. The dining room continues the same timber flooring and flows effortlessly into the kitchen, creating a fantastic sociable space that's ideal for family life and entertaining alike. Upstairs you'll find three good size bedrooms, all featuring the same stripped timber floors, along with a three-piece family bathroom complete with a shower and shower screen over the bath. To the front, a driveway provides off-road parking along with the added benefit of an EV charging point — perfect for the modern day. To the rear, a delightful and mature garden awaits, home to a beautiful Wisteria that adds real charm and colour through the seasons. Situated in a popular residential area, the property is within walking distance of local shops, schools and Rock Ferry train station, making it a brilliant choice for commuters and families alike. Council tax band B. Freehold.



Porch

5'6" (1.68m) x 2'1" (0.64m)

Hallway

13'1" (3.99m) x 5'11" (1.8m)

Lounge

13'8" (4.17m) x 11'2" (3.4m)

Sitting Room

13'4" (4.06m) Into Bay x 12'4" (3.76m)

Dining Room

9'10" (3m) x 7'1" (2.16m)

Kitchen

9'3" (2.82m) x 7'2" (2.18m)

Bedroom One

13'1" (3.99m) Into Bay x 10'6" (3.2m)

Bedroom Two

13'9" (4.19m) x 11'5" (3.48m)

Bedroom Three

8'2" (2.49m) x 7'10" (2.39m)

Bathroom

7'3" (2.21m) x 7'2" (2.18m)







GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan, the actual measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should not be used as a basis for any projections or predictions. The actual area, volume and appearance of any item and items shown and not shown are not guaranteed. The plan is for illustrative purposes only and should not be used as a basis for any projections or predictions.
Lesley Hooks Ltd. 2023

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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