

Highfield Crescent, Rock Ferry £130,000



















Welcome to this deceptively spacious two-bedroom terraced house, ideally suited for first-time buyers, families, or savvy investors looking to put their own stamp on a property and add value along the way. Offered with no onward chain, this charming home already benefits from uPVC double glazing and combi-fired gas central heating, providing a solid foundation for some light cosmetic and aesthetic updates. Step inside to find a welcoming hallway leading into a generous lounge with a feature fireplace and sliding doors opening into a separate dining room, also boasting a characterful fireplace. The kitchen/breakfast room offers a practical layout with plenty of potential to modernise and create a stylish, functional space. Upstairs, you'll find two wellproportioned double bedrooms and a three-piece bathroom with a shower and screen over the bath - ready for a refresh to suit your style. Externally, the home features a gated driveway with off-road parking at the front and a lovely rear garden – ideal for relaxing or entertaining. Perfectly located, this home is within easy walking distance of local shops, schools, and Rock Ferry train station, making everyday convenience a breeze. A great opportunity to create your dream home or a smart investment – book your viewing today! Council tax band A. Freehold.

Hall

4'3" (1.3m) x 3'8" (1.12m)

Lounge

14'6" (4.42m) Into Bay x 10'5" (3.18m)

Dining Room

10'1" (3.07m) x 13'7" (4.14m)

Kitchen Breakfast Room

12'11" (3.94m) x 8'10" (2.69m)

Bedroom One

13'11" (4.24m) Into Bay x 13'7" (4.14m)

Max

Bedroom Two

11'1" (3.38m) x 8'4" (2.54m)

Bathroom

7'9" (2.36m) x 4'9" (1.45m)















GROUND FLOOR 422 sq.ft. (39.2 sq.m.) approx. 1ST FLOOR 319 sq.ft. (29.7 sq.m.) approx.





TOTAL FLOOR AREA: 742 sq.ft. (66.9 sq.m.) approx.
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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.