



# Highfield Crescent, Rock Ferry

£165,000-£185,000 Guide Price



**LESLEY HOOKS**  
ESTATE AGENTS





Cash Offers Only - Guide Price\*Unconditional lot\* £165,000-£185,000 + fees- 44 Highfield Crescent, Rockferry, Wirral, Cheshire, CH42 2DR -Six Bedroomed Extensive period home offering fantastic potential to add your own stamp. \*\*\*OPEN DAY TUESDAY 29TH APRIL 2PM TILL 2.30PM\*\*\*\*

Extensive period home offering fantastic potential to add your own stamp. Spacious accommodation spread over three floors. Lounge, kitchen dining room, utility and downstairs wc. Six double bedrooms and a stylish four piece bathroom. Driveway with off road parking for numerous cars and rear garden. uPVC double glazing and combi fired gas central heating. Council tax band C. Freehold

#### Legal Pack

A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack, click the Legal Documents button at the bottom of this advert or visit [tcpa.co.uk](http://tcpa.co.uk).

#### Auction Information.

To view the auction information, click the Online Bidding button at the bottom of this advert or visit [tcpa.co.uk](http://tcpa.co.uk).

**UNCONDITIONAL LOT** Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

#### Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

#### Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the **LEGAL DOCUMENTS**. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

#### Material Information

Material information will be provided within the legal pack- to download visit the website [tcpa.co.uk](http://tcpa.co.uk).

#### Auctioneer Notes

The vendor reserves the right to withdraw the property for sale before the auction end date. Cash buyers or pre-approved mortgages/finance only.

#### Hallway

11'7" (3.53m) x 7'2" (2.18m)

#### Lounge

15'10" (4.83m) x 12'10" (3.91m)

#### Kitchen Dining Room

22'2" (6.76m) x 12'11" (3.94m)

#### Utility Room

9'2" (2.79m) x 7'8" (2.34m)

#### Downstairs WC

6'2" (1.88m) x 2'6" (0.76m)

#### Bedroom One

15'9" (4.8m) x 12'11" (3.94m)

#### Bedroom Two

11'10" (3.61m) x 10'0" (3.05m)

#### Bedroom Three

12'8" (3.86m) x 9'11" (3.02m)

#### Bathroom

8'11" (2.72m) x 5'10" (1.78m)

#### Bedroom Four

15'7" (4.75m) x 13'3" (4.04m)

#### Bedroom Five

13'1" (3.99m) x 12'3" (3.73m) Into Eaves

#### Bedroom Six

13'3" (4.04m) x 10'5" (3.18m)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs [92 Plus] A		
[81-91] B	72	
(69-80) C		
(55-68) D	51	
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

## Contact Us:

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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.