



Highfield Crescent, Rock Ferry

£125,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming and deceptively spacious first-floor flat, uniquely spread across three levels. As you enter, you are greeted by a welcoming hallway that leads to the cellar room and sets the tone for the rest of the home. The lounge, adorned with a bay window, not only adds a touch of character but also provides picturesque views overlooking Liverpool. The flat boasts a smartly fitted kitchen, adding a modern touch to the living space. With functionality in mind, three generously sized bedrooms are featured, each equipped with ample storage space to cater to your organisational needs. The stylishly designed bathroom contributes to the overall contemporary feel of the property. A cellar room on the ground floors offers ideal storage space. Adding to the comfort of this residence is the shared rear cottage garden, a perfect retreat for relaxation and outdoor activities. The practicality of uPVC double glazing ensures energy efficiency, while the combi-fired gas central heating system guarantees warmth and convenience throughout the home. In summary, this first-floor flat is a delightful blend of quirkiness and practicality, offering a unique living experience with its multi-level layout, bay windows, and convenient amenities. The shared cottage garden provides a touch of nature, making this residence a cosy and inviting place to call home. Interior inspection is essential in order to appreciate this beautiful home. Council tax band A. Leasehold.



Lounge

14'1" (4.29m) Into Bay x 12'4" (3.76m)

Kitchen

9'8" (2.95m) x 9'2" (2.79m)

Bedroom One

16'1" (4.9m) x 13'0" (3.96m) Max

Bedroom Two

11'7" (3.53m) x 11'1" (3.38m)

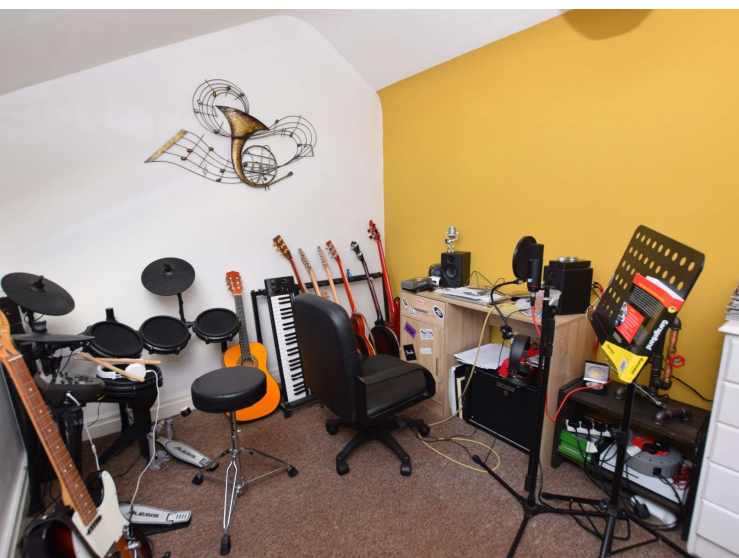
Bedroom Three

12'2" (3.71m) x 13'11" (4.24m) Max

Bathroom

8'8" (2.64m) x 5'7" (1.7m)



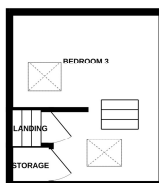
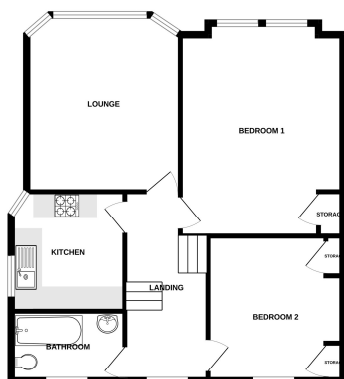
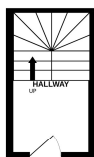




GROUND FLOOR
76.04 sq. ft. (7.04 sq. m.) approx.

1ST FLOOR
73.04 sq. ft. (6.75 sq. m.) approx.

2ND FLOOR
238.16 sq. ft. (22.04 sq. m.) approx.



TOTAL FLOOR AREA: 981 sq. ft. (91.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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