



Highfield Grove, Rock Ferry

£120,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming terraced house that may surprise you with its deceptively spacious interior. Ideal for both first-time buyers and savvy investors, this property offers a fantastic opportunity to create a personalised and inviting home. As you step through the entrance hallway, you'll immediately sense the potential within. The lounge, seamlessly connected to the dining room, creates an open and airy atmosphere, perfect for entertaining or simply enjoying daily life. The kitchen breakfast room, a hub of potential creativity, awaits your personal touch to transform it into a culinary haven. Upstairs, you'll find three bedrooms that offer versatility for a growing family, guests, or a home office. The bathroom provides a practical and comfortable space. The southwesterly rear courtyard bathes the property in natural light, creating a warm and inviting atmosphere. This outdoor space is a blank canvas for your gardening aspirations or a cosy spot to unwind. What makes this property even more enticing is its availability with no onward chain, streamlining the purchasing process. Don't miss the chance to turn this diamond in the rough into your dream home or a lucrative investment. Council tax band A. Freehold.



Hallway

23'10" (7.26m) x 4'10" (1.47m) Max

Lounge

13'8" (4.17m) Into Bay x 11'0" (3.35m)

Dining Room

12'2" (3.71m) x 10'2" (3.1m)

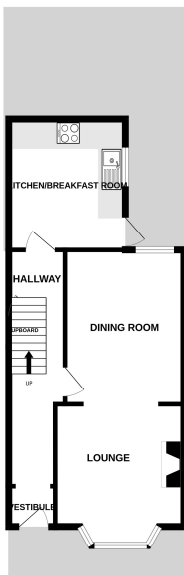
Kitchen Breakfast Room



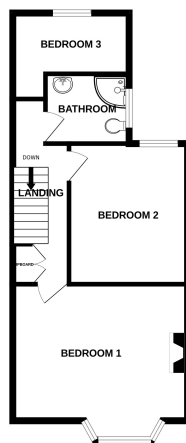




GROUND FLOOR
479 sq ft, (44.7 sq m) approx.



1ST FLOOR
473 sq ft, (43.9 sq m) approx.



TOTAL FLOOR AREA: 943 sq ft, (87.6 sq m) approx.

While every effort has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, levels and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Issue 001 Rev 01/2012

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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