



# New Chester Road, Port Sunlight

£170,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this immaculate end-of-terrace house, ideally positioned just across the road from the charming Port Sunlight Village with its array of amenities. This delightful property offers an inviting atmosphere perfect for families and first-time buyers alike. Step inside and you'll find a welcoming reception room, complete with a beautiful fireplace, creating the perfect space to unwind or gather with loved ones. The modern kitchen boasts a practical dining space, making family meals and entertaining a real pleasure. The home features three bedrooms in total: two doubles, ideal for restful nights, and a single room that's perfect for a child, guest, or perhaps a home office. There's a stylish bathroom for added comfort. To the rear, there is the lovely garden—an ideal sanctuary for summer barbecues, children's play, or simply relaxing with a good book. You'll also find a fantastic garden utility room, perfect for those needing extra space for hobbies and creativity or working from home. Residents will appreciate the convenience of off-road parking, ensuring you always have a space waiting for you. The location couldn't be better, with excellent public transport links, highly regarded nearby schools, and all the necessary local amenities only a short stroll away. This wonderful home offers the best in modern living with a welcoming, friendly atmosphere. Don't miss the opportunity to make it your own! Book your viewing today. Council tax band A. Freehold.



#### **Hall**

2'7" (0.79m) x 3'0" (0.91m)

#### **Lounge**

12'10" (3.91m) x 13'0" (3.96m)

#### **Kitchen Dining Room**

16'2" (4.93m) x 9'0" (2.74m)



#### **Bedroom One**

11'3" (3.43m) x 10'0" (3.05m) Max

#### **Bedroom Two**

11'0" (3.35m) x 8'7" (2.62m)

#### **Bedroom Three**

8'0" (2.44m) x 7'0" (2.13m)

#### **Bathroom**

5'10" (1.78m) x 5'7" (1.7m) Max



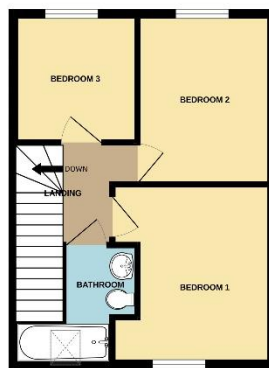






GROUND FLOOR  
405 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the Figures contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers: The materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Contact Us:**

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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