



Bolton Road East, Port Sunlight

£180,000



LESLEY HOOKS
ESTATE AGENTS





This extended semi-detached home is perfectly situated in a sought-after residential area, just a short stroll from the charming and picturesque Port Sunlight Village and all its wonderful attractions. Designed for modern living, the property benefits from uPVC double glazing and a combi-fired gas central heating system. Step inside to a welcoming hallway that leads to a bright and airy lounge, seamlessly flowing into the dining area and a well-fitted kitchen. The open-plan layout continues into a cosy sitting room, complete with patio doors that open onto the sunny rear garden. A contemporary and spacious wet room completes the ground floor. Upstairs, you'll find three generously sized bedrooms, offering plenty of space for family life or guests. Outside, the property boasts a driveway with off-road parking to the front, while the rear garden is beautifully paved and enjoys a desirable southerly aspect—perfect for relaxing or entertaining. Offered for sale with no onward chain, this delightful home is ready for its next owners to move straight in and enjoy! Council tax band TBC. Freehold.



Hall

4'5" (1.35m) x 3'8" (1.12m)

Lounge

14'10" (4.52m) Into Bay x 12'8" (3.86m)

Dining Room

10'5" (3.18m) x 9'5" (2.87m)

Kitchen

13'8" (4.17m) x 6'9" (2.06m)

Sitting Room

8'8" (2.64m) x 7'7" (2.31m)

Ground Floor Wet Room

10'4" (3.15m) x 5'9" (1.75m) Max

Bedroom One

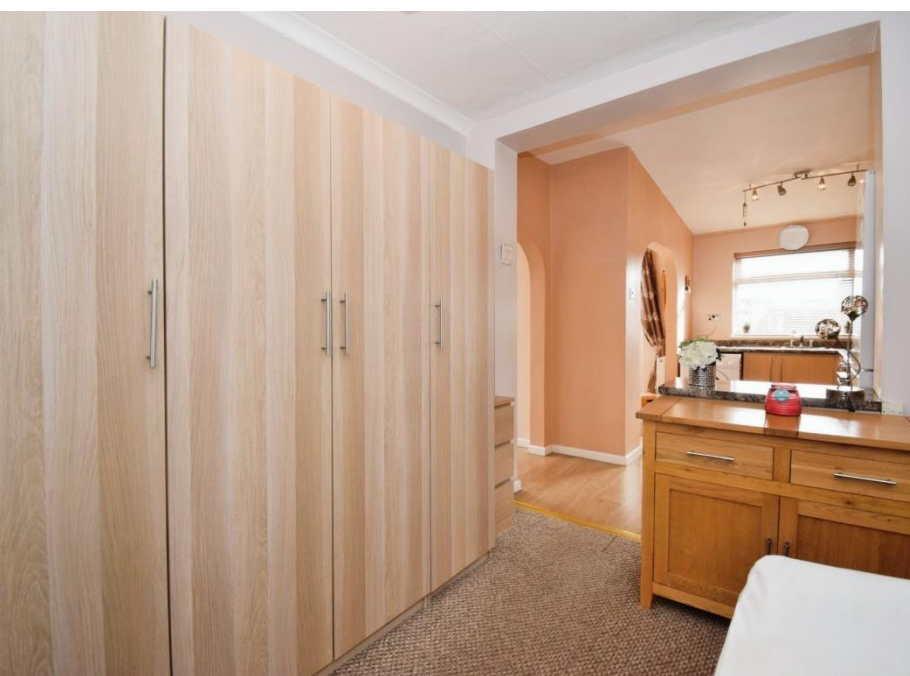
12'6" (3.81m) x 13'1" (3.99m) Into
Wardrobe Recess

Bedroom Two

10'11" (3.33m) x 7'10" (2.39m)

Bedroom Three

7'10" (2.39m) x 7'5" (2.26m)







GROUND FLOOR

1ST FLOOR



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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.

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