



Bolton Road, Port Sunlight

£170,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in the heart of the picturesque and historic village of Port Sunlight, this charming Grade II listed end-of-row cottage offers a wonderful opportunity to create your dream home. Brimming with character and boasting deceptively spacious interiors, the property is ready for aesthetic updating, allowing you to truly make it your own. With gas central heating throughout, the accommodation includes an inviting entrance hall, a great size lounge complete with a fireplace, a kitchen dining room, and a sunroom that overlooks the courtyard. Upstairs, you'll find three generously sized bedrooms and a three-piece bathroom. To the rear, an enclosed courtyard provides a private outdoor space with a convenient outbuilding for storage. The location is second to none, with all of Port Sunlight's attractions right on your doorstep, along with easy access to Port Sunlight train station and several bus routes. Offered for sale with no onward chain, this property presents a fantastic opportunity to own a piece of local history in one of the Wirral's most desirable villages. Council tax band C. Freehold subject to an annual ground rent of £1



Hall

3'9" (1.14m) x 4'1" (1.24m)

Lounge

15'0" (4.57m) x 18'10" (5.74m) Max

Kitchen Dining Room

18'8" (5.69m) x 8'5" (2.57m)

Sun Room

7'8" (2.34m) x 7'5" (2.26m)

Bedroom One

11'7" (3.53m) x 12'7" (3.84m) Into
Wardrobe Recess

Bedroom Two

11'9" (3.58m) x 9'2" (2.79m) Into
Wardrobe Recess

Bedroom Three

9'2" (2.79m) x 8'5" (2.57m)

Bathroom

8'8" (2.64m) x 5'10" (1.78m)

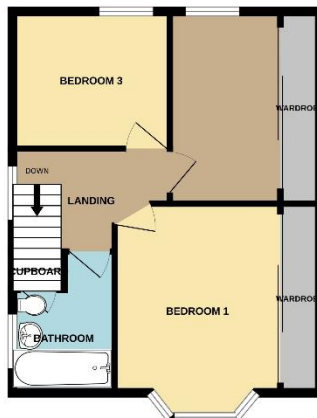






GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have been tested and no guarantee is given as to their operability or efficiency can be given.
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