



# Bolton Road, Port Sunlight

£275,000



LESLEY HOOKS  
ESTATE AGENTS







Welcome to this immaculately presented cottage, perfectly nestled in the heart of the historic and picturesque village of Port Sunlight. Steeped in charm and character, this beautiful home seamlessly blends period features with modern comforts. Warm and welcoming from the moment you step inside, the property benefits from combi-fired gas central heating and a thoughtfully designed layout. The ground floor offers a bright hallway, a lovely lounge with sliding patio doors opening into a conservatory—ideal for enjoying the garden views all year round—and a separate dining room that leads into a well-appointed fitted kitchen. The kitchen comes fully equipped with integrated appliances, including a dishwasher, fridge freezer, washing machine, and microwave—perfect for modern living. Upstairs, you'll find three generously sized bedrooms, two of which feature built-in wardrobes, along with a stylish, fully tiled three-piece bathroom complete with a shower and screen over the bath. Outside, the south-facing rear garden is a true delight, with a patio area perfect for relaxing or entertaining. There's also the added bonus of a driveway providing off-road parking. Ideally located within walking distance to local shops, highly regarded schools, and Port Sunlight train station, this lovely home is offered for sale with no onward chain—ready for you to move in and make it your own. Council tax band C. Freehold subject to an annual £1.00 ground rent.



#### **Hallway**

11'11" (3.63m) Max x 5'5" (1.65m)

#### **Lounge**

12'8" (3.86m) x 11'10" (3.61m)

#### **Conservatory**

11'2" (3.4m) x 7'2" (2.18m)

#### **Dining Room**

13'4" (4.06m) x 8'10" (2.69m)

#### **Kitchen**

10'8" (3.25m) x 9'0" (2.74m)

#### **Bedroom One**

13'4" (4.06m) Into Wardrobe Recess x 8'10" (2.69m)

#### **Bedroom Two**

10'10" (3.3m) x 9'6" (2.9m)

#### **Bedroom Three**

8'10" (2.69m) x 7'0" (2.13m)

#### **Bathroom**

8'7" (2.62m) x 5'4" (1.63m)











GROUND FLOOR  
514 sq. ft. (47.8 sq.m.) approx.



1ST FLOOR  
443 sq. ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 957 sq. ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
Made with Metapix 6.2.2025

### Contact Us:

**0151 644 6000**

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

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

**Disclaimer:** 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.