



Bolton Road, Port Sunlight

£250,000



LESLEY HOOKS  
ESTATE AGENTS







Nestled in the picturesque and sought-after village of Port Sunlight, this attractive cottage is brimming with potential. Perfect for those looking to make their mark, this property offers a wonderful opportunity to create your dream home. Step through the welcoming hallway into the cosy lounge, complete with a charming log burner, perfect for those chilly evenings. The functional kitchen provides a practical space for cooking, with an adjoining utility area for added convenience. A downstairs WC adds to the practicality of the ground floor. Upstairs, you'll find three generously sized bedrooms, ideal for family living or versatile use. The bathroom, featuring a separate WC ensuring practicality for family living. To the rear, the southerly-facing garden is a delightful spot to soak up the sunshine, while the driveway provides off-road parking for your convenience. Offered with no onward chain, this property is perfect for buyers looking to put their own stamp on a home in a beautiful location. The village offers a range of amenities, including easy access to local shops, schools, and convenient transport links, ensuring that everyday essentials are within easy reach. The property is freehold and subject to an annual ground rent of £1.00. Council tax band C. Ultrafast broadband



#### **Hallway**

5'11" (1.8m) x 7'10" (2.39m)

#### **Lounge**

17'1" (5.21m) Max x 15'6" (4.72m) Max

#### **Kitchen**

7'3" (2.21m) x 11'10" (3.61m)

#### **Inner Hallway**

5'11" (1.8m) x 7'10" (2.39m)

#### **Utility Room**

6'2" (1.88m) x 6'7" (2.01m) Max

#### **WC**

5'6" (1.68m) x 3'4" (1.02m) Max

#### **Bedroom One**

13'0" (3.96m) x 10'9" (3.28m) Max

#### **Bedroom Two**

7'7" (2.31m) x 10'10" (3.3m)

#### **Bedroom Three**

9'1" (2.77m) x 7'10" (2.39m)

#### **Bathroom**

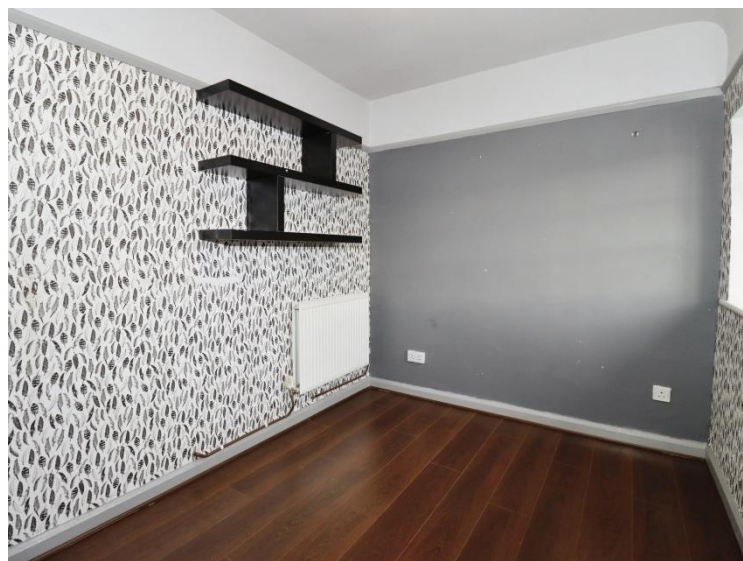
7'6" (2.29m) x 4'11" (1.5m)

#### **Separate WC**

4'7" (1.4m) x 2'5" (0.74m)











GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Contact Us:

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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.