



**Constables**  
SALES & LETTINGS

Circular Drive

Port Sunlight, Wirral

£225,000



Reference Fees: £75 inc vat per person/guarantor.  
Upon successful referencing an administration fee of  
£100 inc vat per person is payable before move in.  
Further fees may apply-please see Constables Website.

An attractive three bedroom mid terraced cottage  
located in the much sought after village of Port  
Sunlight.

The accommodation is spacious and comprises;  
entrance hall with feature wood block flooring, good  
sized lounge with wood block flooring, kitchen-dining  
room with a recently fitted kitchen with built in oven  
and hob. To the first floor there are two double  
bedrooms and one single bedroom and a modern  
bathroom. To the rear of the property there is a low  
maintenance courtyard garden which enjoys a sunny  
aspect and there are brick outbuildings.

The property is offered for sale with no onward chain  
and early viewing is recommended.







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SALES & LETTINGS

- Period Terraced Cottage
- Modern Bathroom
- Courtyard Garden
- Three Bedrooms
- Good-Sized Lounge
- Outbuildings
- Recently Fitted Kitchen
- Sought After Port Sunlight Village Location
- No Onward Chain

## Entrance Hall

## Lounge

15' x 14'11" (4.57m x 4.55m)

## Kitchen-Dining Room

18'5" x 8'6" (5.61m x 2.59m)

## Bedroom One

11'11" x 11'7" (3.63m x 3.53m)

## Bedroom Two

11'6" x 9'2" (3.51m x 2.79m)

## Bedroom Three

9' x 8'7" (2.74m x 2.62m)

## Bathroom

8'5" x 6'7" (2.57m x 2.01m)

## Courtyard Garden

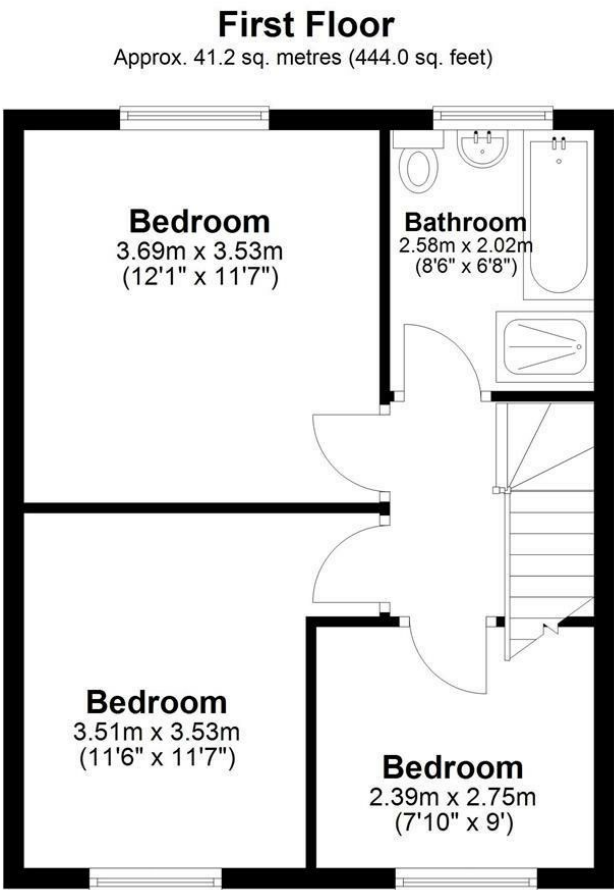
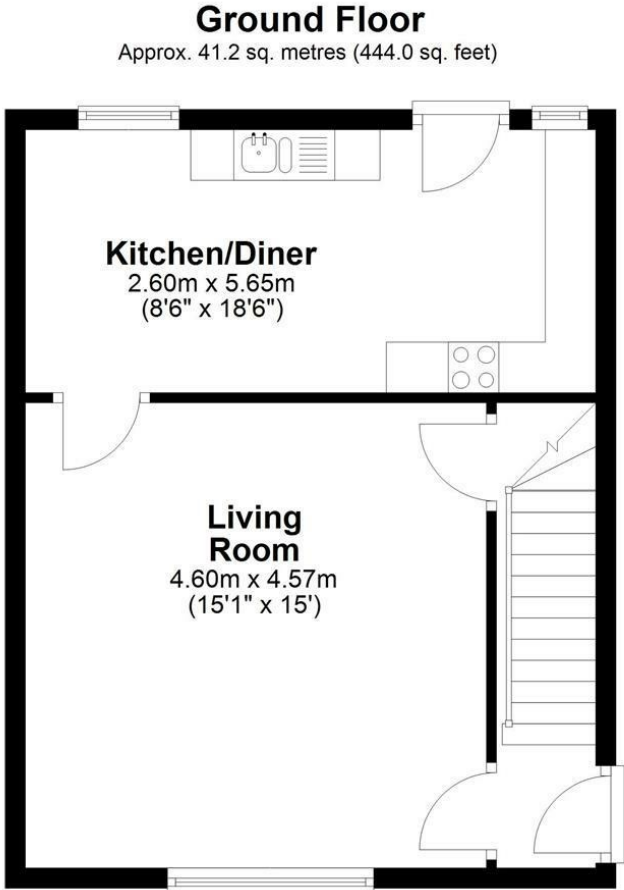






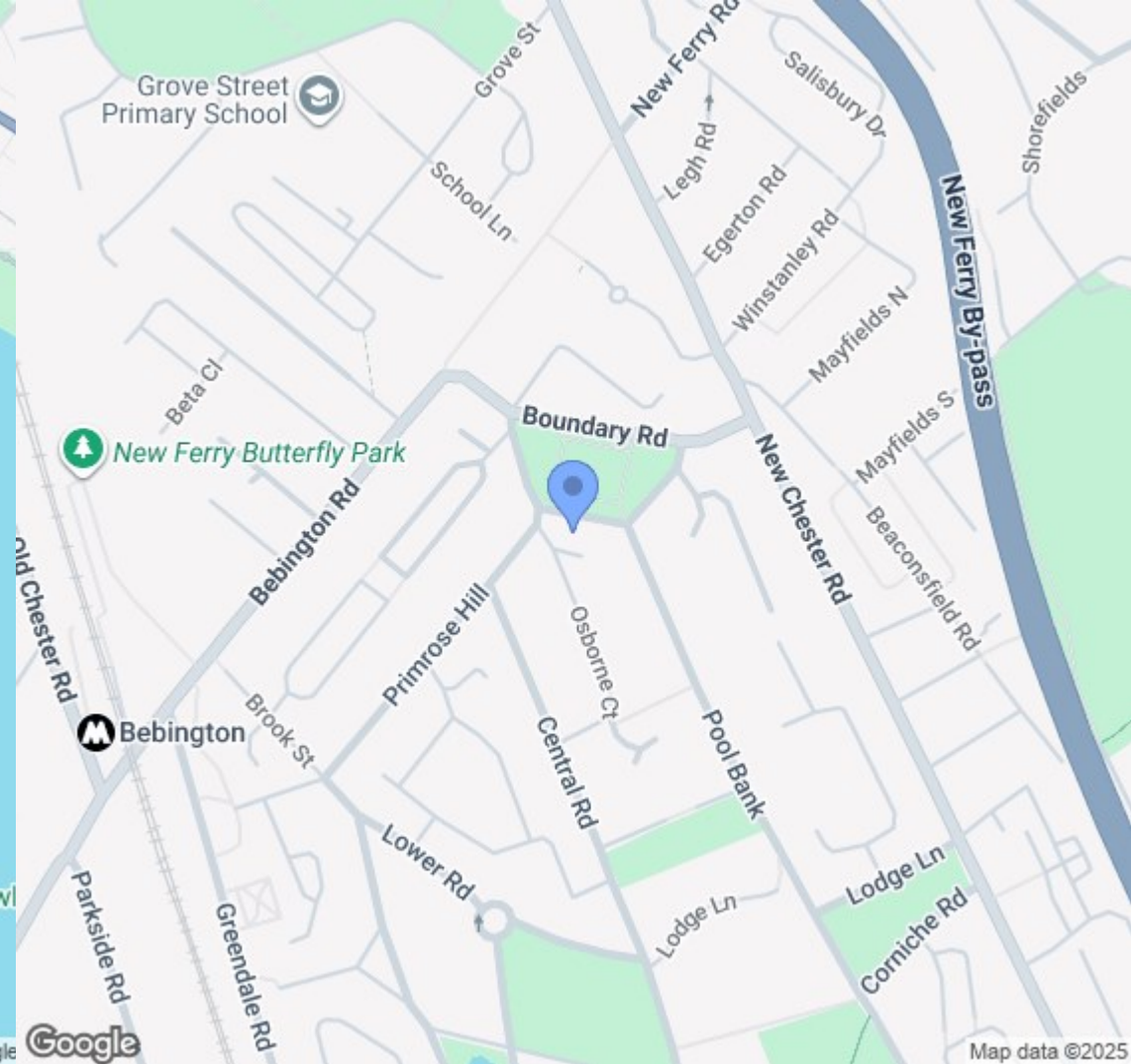
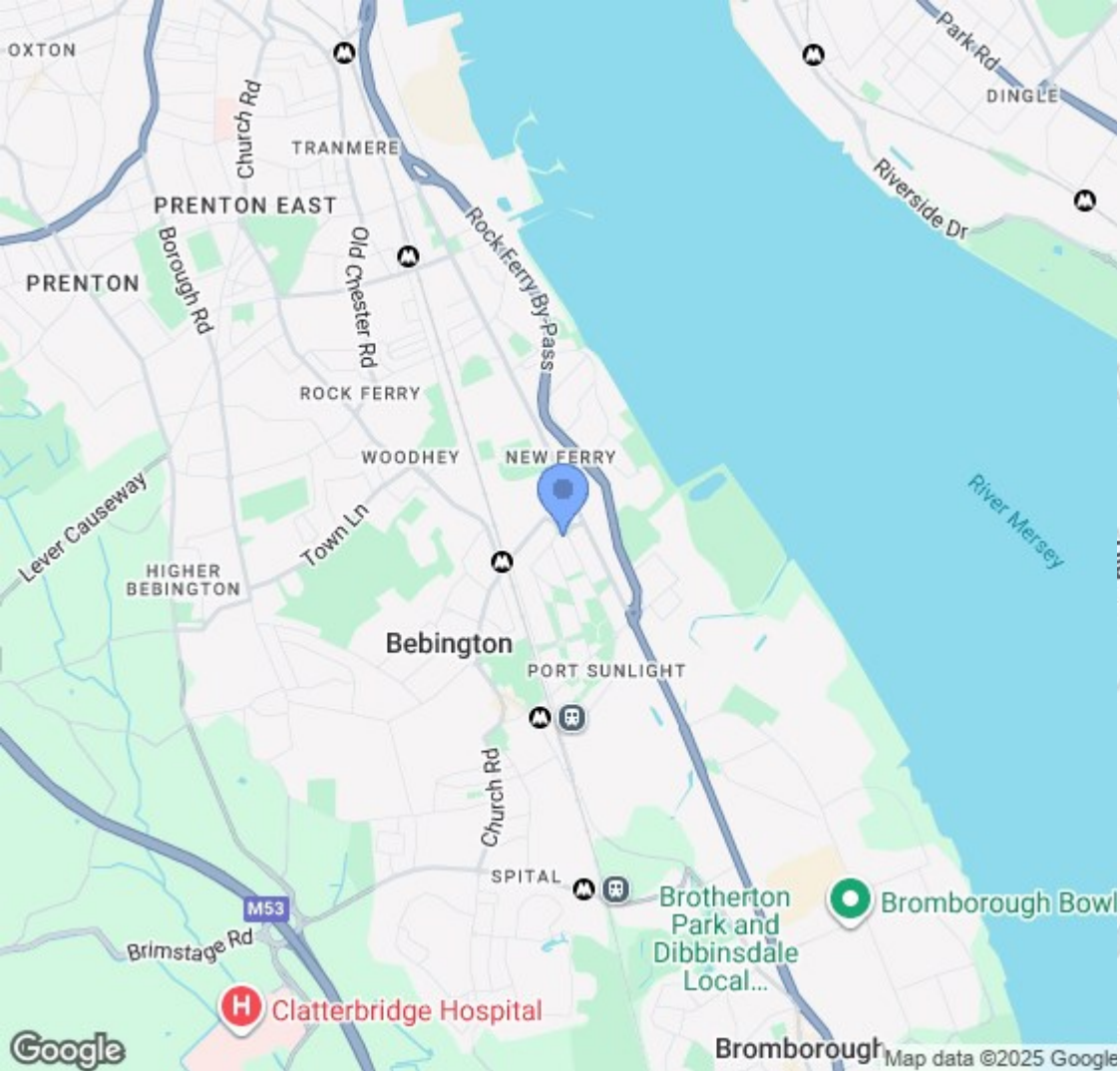
# EPC & Floor Plan

| Energy Efficiency Rating                    |         |                                                                                   |
|---------------------------------------------|---------|-----------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                         |
| Very energy efficient - lower running costs |         |                                                                                   |
| (92 plus) A                                 |         | 81                                                                                |
| (81-91) B                                   |         |                                                                                   |
| (69-80) C                                   |         |                                                                                   |
| (55-68) D                                   | 63      |                                                                                   |
| (39-54) E                                   |         |                                                                                   |
| (21-38) F                                   |         |                                                                                   |
| (1-20) G                                    |         |                                                                                   |
| Not energy efficient - higher running costs |         |                                                                                   |
| England & Wales                             |         | EU Directive<br>2002/91/EC                                                        |
|                                             |         |  |



Total area: approx. 82.5 sq. metres (887.9 sq. feet)  
**36 Circular Drive, Port Sunlight, WIRRAL**





## Location Map

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 Website.

# Constables

S A L E S   &   L E T T I N G S

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