



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.



The image shows a spacious living room with light-colored walls and a wooden floor. A bright blue sofa is positioned against the back wall, facing a large television on a wooden stand. A grey sofa is in the foreground, and a fireplace is visible in the background. The room is decorated with several potted plants and framed artwork. A modern, cylindrical pendant light hangs from the ceiling.

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- 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)

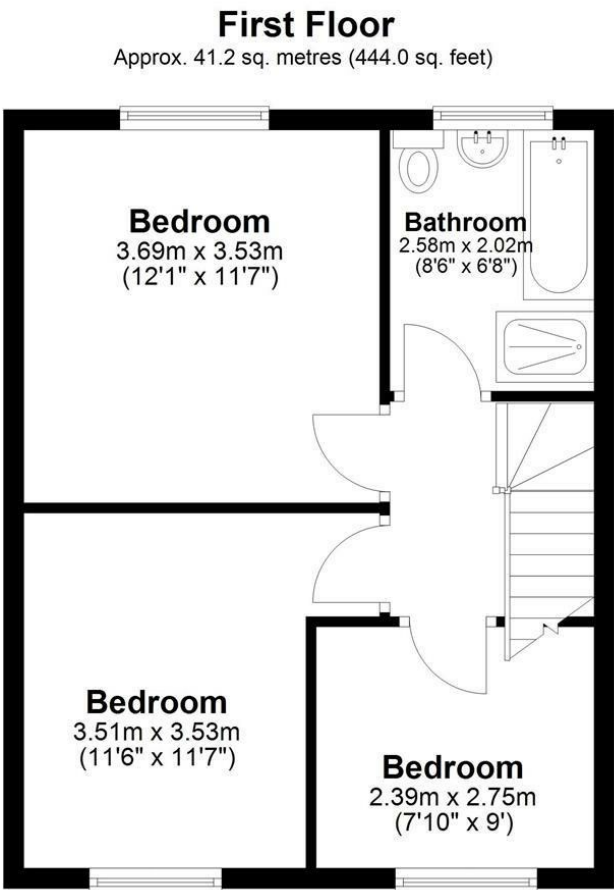
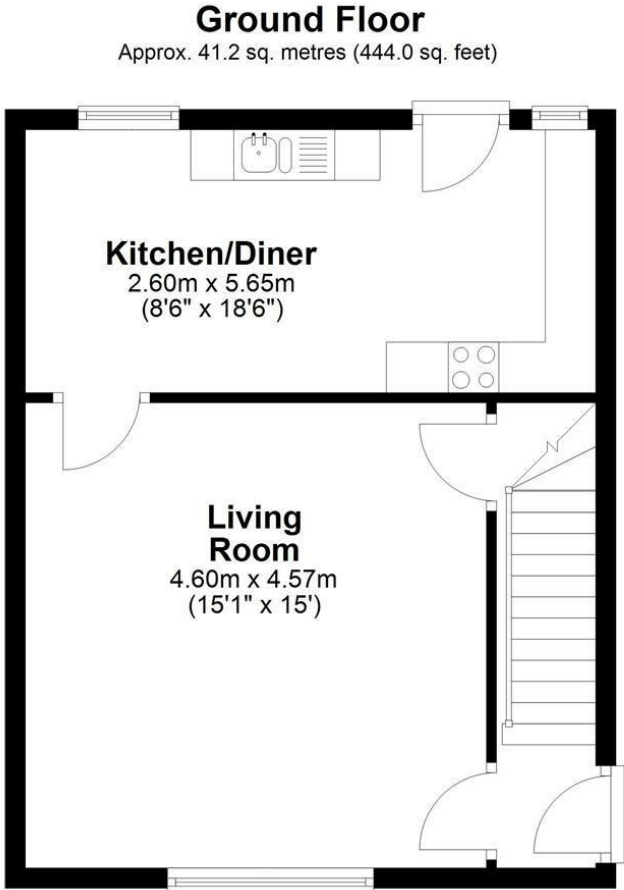
Courtyard Garden



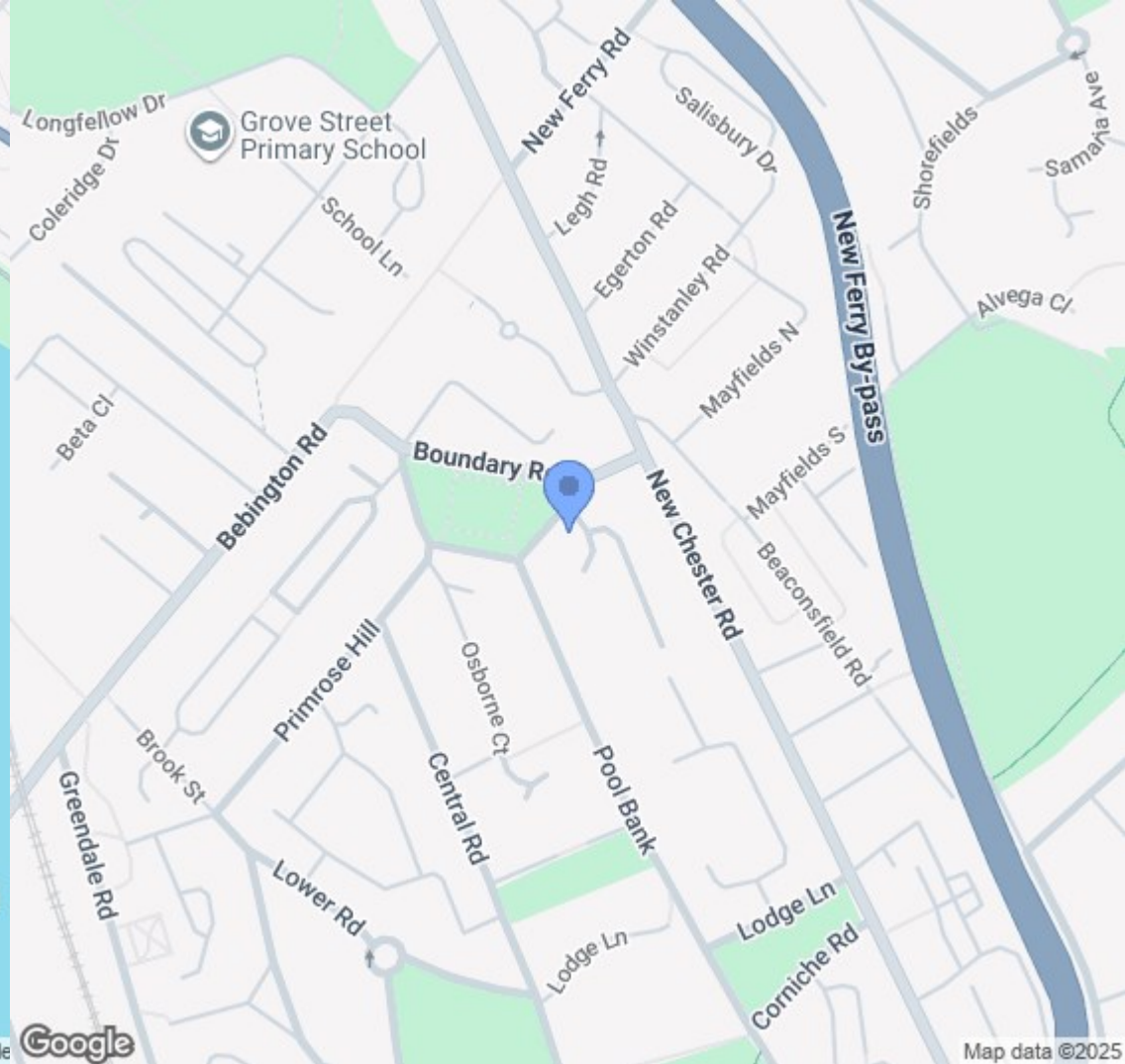
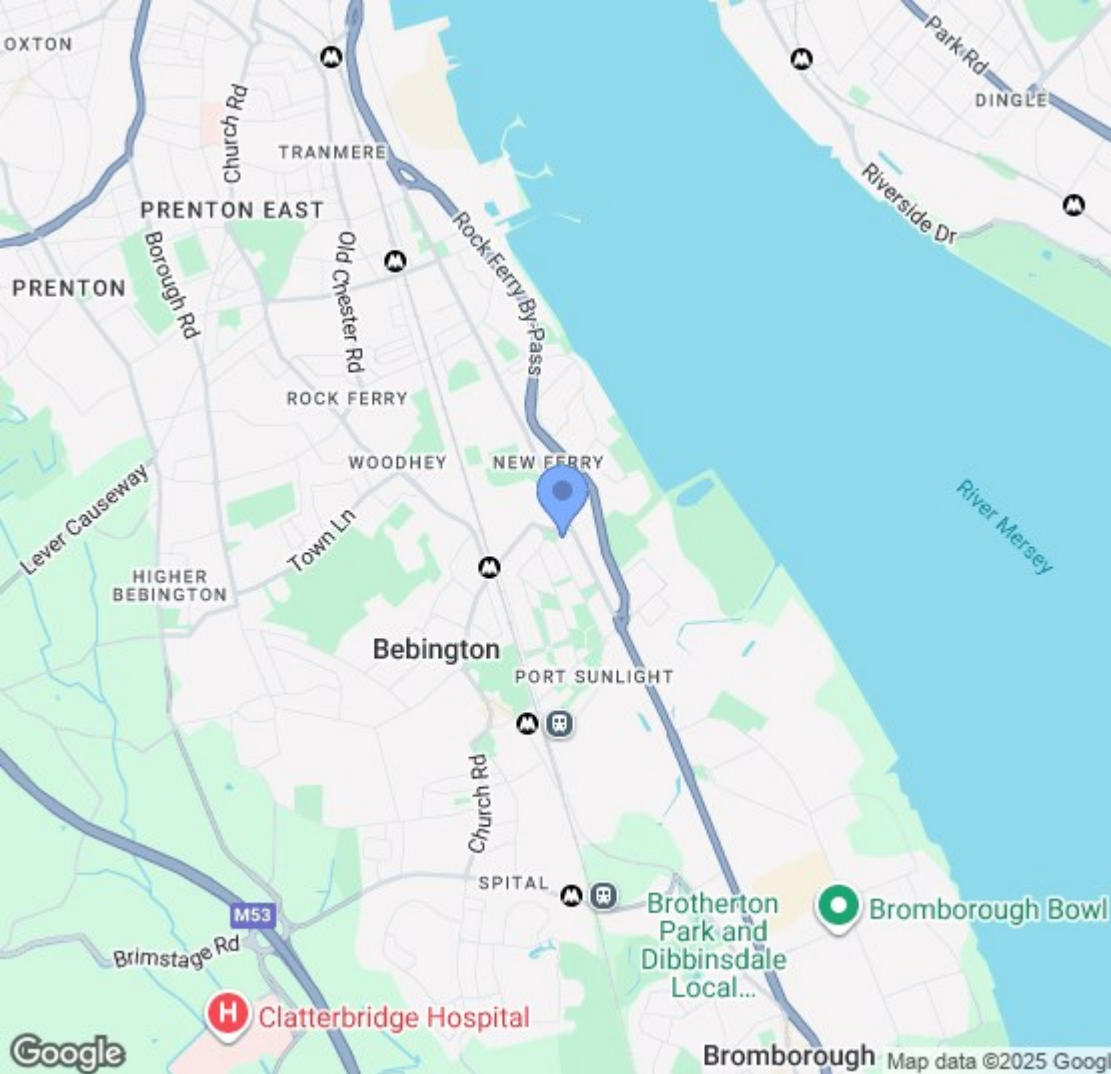


EPC & Floor Plan

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