



Bolton Road East, Port Sunlight

£190,000



LESLEY HOOKS  
ESTATE AGENTS







Welcome to your new home sweet home! Nestled in a sought-after residential area, this end terrace house is an absolute gem waiting to be discovered. As you step inside, you'll immediately notice the bright and airy atmosphere, accentuated by the uPVC double glazing that floods the space with natural light. The heart of this home is its welcoming lounge, complete with a cosy hole in the wall fireplace perfect for those chilly evenings. Adjacent, you'll find a sleek and modern kitchen breakfast room, ideal for whipping up delicious meals and enjoying casual dining with loved ones. And let's not forget the stylish three-piece bathroom, featuring a convenient shower and shower screen over the bath, adding a touch of luxury to your daily routine. Venture upstairs, and you'll discover three generously sized bedrooms, each offering ample space for relaxation and personalisation. The master bedroom boasts built-in slide robes for all your storage needs, along with the added convenience of an en-suite WC. Outside, the property truly shines. At the front, a driveway provides off-road parking for two cars side by side, ensuring hassle-free arrivals and departures. Meanwhile, the rear garden is a true oasis, boasting a delightful patio area perfect for al fresco dining and entertaining. With its generous size and sunny south-westerly aspect, this garden is sure to become your own private sanctuary. In summary, this immaculate and deceptively spacious end terrace house offers not only comfort and style but also practicality and charm. Don't miss the opportunity to make this your forever home! Council tax band A. Freehold.



**Hall**

4'5" (1.35m) x 3'8" (1.12m)

**Lounge**

13'10" (4.22m) x 12'8" (3.86m)

**Kitchen Breakfast Room**

11'1" (3.38m) x 9'6" (2.9m)

**Bathroom**

6'2" (1.88m) x 5'7" (1.7m)

**Bedroom One**

12'4" (3.76m) x 12'8" (3.86m) Into Wardrobe Recess

**En-Suite WC**

5'5" (1.65m) x 2'8" (0.81m)

**Bedroom Two**

12'5" (3.78m) x 8'3" (2.51m)

**Bedroom Three**

9'3" (2.82m) x 6'11" (2.11m)









GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR  
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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