



# The Anzacs, Port Sunlight

£150,000



**LESLEY HOOKS**  
ESTATE AGENTS





Step into this delightful end of terrace cottage nestled in a sought-after residential area, where charm meets potential. As you approach, you'll be greeted by its inviting exterior, exuding a light and airy atmosphere that promises a warm welcome. Upon entering, you'll find yourself in a welcoming hall, leading you to the heart of the home. The lounge beckons with its cosy ambiance, perfect for relaxing evenings with loved ones. The adjacent kitchen breakfast room awaits your culinary adventures, offering a space where delicious meals and cherished memories await. Completing the ground floor is a three-piece bathroom, providing convenience and comfort. But the true gem lies in the sunroom, a tranquil haven where you can bask in natural light and soak in the serenity of the surroundings. Venture upstairs to discover three generously sized bedrooms, each offering ample space for rest and relaxation. Whether it's a peaceful retreat or a vibrant space for creativity, there's room for every need. Outside, the charm continues with a delightful garden boasting a coveted south westerly aspect, ideal for enjoying sunny afternoons and al fresco dining. And with the added bonus of a garage, storage and convenience are at your fingertips. Offered for sale with no onward chain, this property presents an exciting opportunity to create your dream home. With a little TLC and modern updates, this cottage has the potential to become a true sanctuary, tailored to your unique tastes and lifestyle. Don't miss your chance to make this enchanting abode your own. Council tax band A, Freehold.



**Hall**  
2'10" (0.86m) x 3'1" (0.94m)

**Lounge**  
13'0" (3.96m) x 13'0" (3.96m)

**Kitchen Breakfast Room**  
10'3" (3.12m) x 8'8" (2.64m)

**Sun Room**  
15'9" (4.8m) x 7'6" (2.29m)

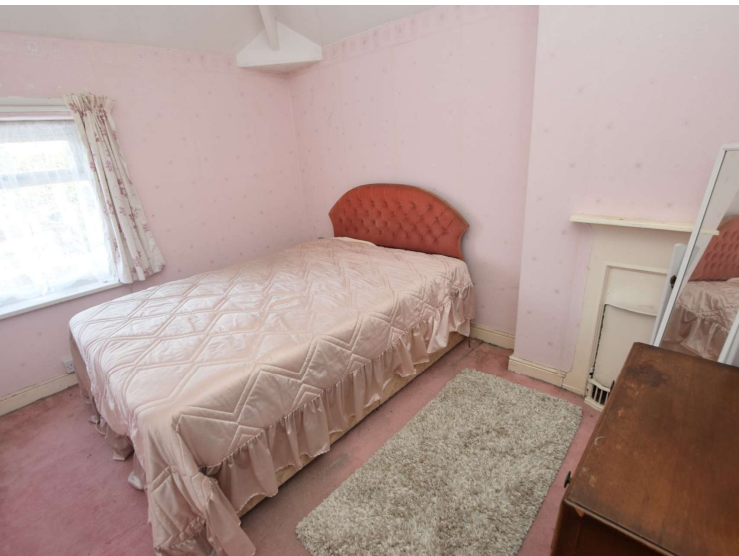
**Bathroom**  
8'8" (2.64m) x 5'7" (1.7m)

**Bedroom One**  
13'1" (3.99m) x 10'11" (3.33m)

**Bedroom Two**  
11'0" (3.35m) x 8'9" (2.67m)

**Bedroom Three**  
8'4" (2.54m) x 7'0" (2.13m)

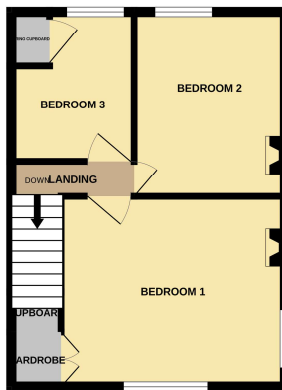
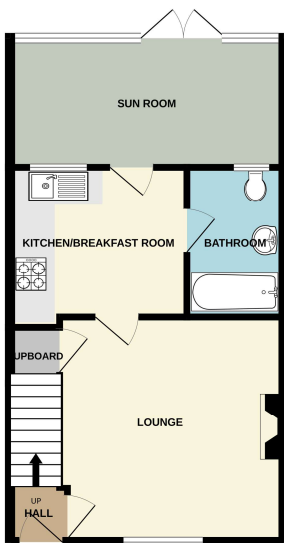






GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, 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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