



# Bolton Road East, Port Sunlight

£230,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this stylishly extended semi-detached home, offering a perfect blend of modern living and cosy comfort. Step inside the inviting hallway that leads into a spacious sitting room, perfect for relaxing with family or entertaining guests. The heart of the home is the stunning open-plan kitchen and dining room, complete with lounge area, creating an ideal space for everyday living and social gatherings.

Upstairs, you'll find three well-proportioned bedrooms, providing ample space for the whole family. The luxurious four-piece bathroom features a walk-in shower and a freestanding bath. Outside, the property boasts a private garden, perfect for outdoor dining and leisure, as well as a driveway for convenient off-road parking. Situated in a popular residential area, the property is a couple of minutes walk away from the river park with stunning views over the Liverpool sky line. Port Sunlight village with all its attractions is also a couple of minutes walk away. Bromborough retail park with its array of shops and leisure pursuits is a five minute drive away. With no onward chain, this beautiful home is ready for you to move in and make it your own. Council Tax Band A. Freehold.



#### **Hallway**

12'3" (3.73m) x 5'5" (1.65m)

#### **Sitting Room**

11'11" (3.63m) Into Bay x 11'3" (3.43m)

#### **Open Plan kitchen, dining room & lounge**

21'6" (6.55m) x 17'2" (5.23m) Max

#### **Bedroom One**

13'0" (3.96m) Into Bay x 10'1" (3.07m)

#### **Bedroom Two**

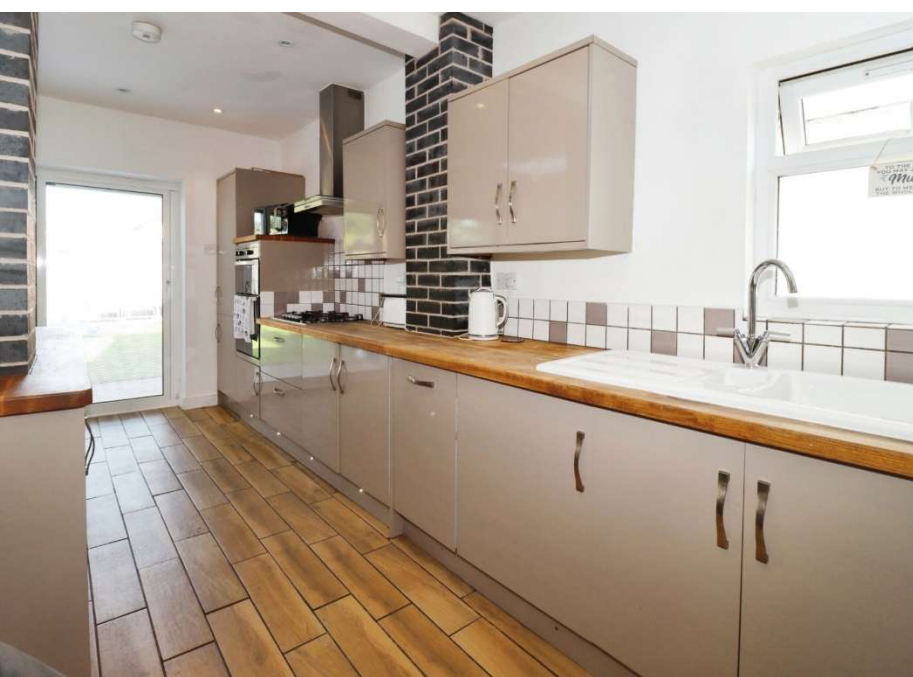
10'11" (3.33m) x 11'0" (3.35m)

#### **Bedroom Three**

10'0" (3.05m) x 6'9" (2.06m)

#### **Bathroom**

15'3" (4.65m) x 5'10" (1.78m)

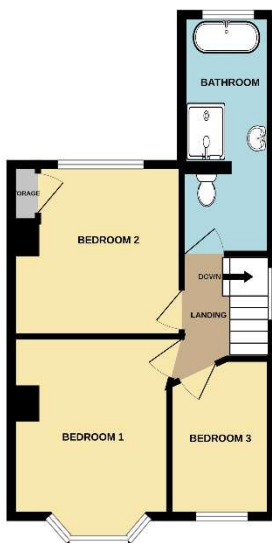






GROUND FLOOR

1ST FLOOR



**Contact Us:**

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, corridors, stairs and steps do not take in any furniture and are approximate. It is advised that any prospective purchaser should take their own measurements. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Lesley@lesleyhooks.co.uk

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.