



Bolton Road East, Port Sunlight

£240,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this fantastic and beautifully presented extended semi-detached home, offering stylish and contemporary living that's ready for you to move straight into. Fully modernised throughout, the property features uPVC double glazing and a combi-fired gas central heating system for year-round comfort. Step inside to a warm and inviting hallway leading to a spacious lounge, complete with a charming bay window and a feature fireplace with a cosy log burner – perfect for relaxing evenings. At the heart of the home lies a stunning open-plan kitchen and family room, ideal for both everyday living and entertaining. With sleek modern fittings and double doors opening out to the rear garden, this space is both functional and full of natural light. Upstairs, you'll find three generously sized bedrooms, including two doubles with fitted sliding wardrobes, and a stylish three-piece bathroom complete with shower over the bath and a modern glass screen. Outside, the front of the property offers off-road parking via a private driveway. The rear garden is a true delight, featuring an Indian stone patio and a detached garden room with power and lighting – perfect as a home office, studio, or gym. A side utility area provides additional space and plumbing for appliances. Ideally located in a popular residential area, this home is within easy reach of the charming Port Sunlight Village and its many attractions. With so much to offer, both inside and out, an internal viewing is highly recommended to fully appreciate everything this lovely home has to offer. Council tax band A. Freehold.



Hallway

12'7" (3.84m) x 5'5" (1.65m)

Lounge

15'10" (4.83m) Into Bay x 11'3" (3.43m)

Open Plan Kitchen Family Room

18'1" (5.51m) Max x 17'4" (5.28m)



Bedroom One

13'1" (3.99m) Into Bay x 10'2" (3.1m) Into Wardrobe Recess

Bedroom Two

11'3" (3.43m) x 11'0" (3.35m) Into Wardrobe Recess

Bedroom Three

10'2" (3.1m) x 6'9" (2.06m)

Bathroom

5'11" (1.8m) x 5'9" (1.75m)

Utility

17'7" (5.36m) x 4'2" (1.27m)

Garden Room/Home Office

17'4" (5.28m) x 11'5" (3.48m)



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.