



Bolton Road East, Port Sunlight

£175,000



LESLEY HOOKS
ESTATE AGENTS





Charming terraced cottage nestled right across the road from the ever-popular Port Sunlight Village — this immaculately presented home is ideally suited to first time buyers, a small family, or buy to let investors alike. And with no onward chain in place, a swift and straightforward sale is on offer too. Beautifully presented throughout, this one really is a case of simply move in and enjoy. The property benefits from uPVC double glazing and combi fired gas central heating, giving complete peace of mind from day one. Step through the front door and the hallway leads you through to a cosy lounge, finished with laminate flooring and a lovely feature fireplace as its centrepiece. From here, the space opens into a fitted kitchen dining room — a brilliant hub for everyday family life and every bit as good for entertaining. Upstairs you'll find two generous double bedrooms, along with a stylish, fully tiled four piece bathroom that adds a real touch of quality. Outside, the rear garden is a genuine highlight — a lovely patio area enjoying a southerly aspect, making it a real sun trap and the perfect spot to relax on a summer's afternoon. And the location really is unbeatable. You're on the doorstep of Port Sunlight Village and all its charm and attractions, with several bus routes running nearby and Port Sunlight train station just a ten minute walk away. Council tax band A. Freehold.



Hall

3'3" (0.99m) x 3'0" (0.91m)

Lounge

12'2" (3.71m) x 13'6" (4.11m)

Kitchen Dining Room

16'10" (5.13m) x 7'11" (2.41m)



Bedroom One

16'10" (5.13m) Max x 9'1" (2.77m)

Bedroom Two

11'0" (3.35m) x 7'10" (2.39m)

Bathroom

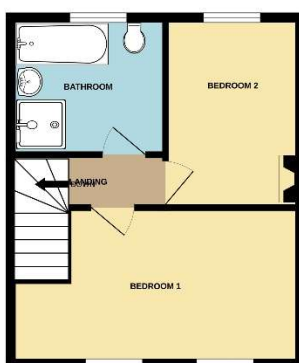
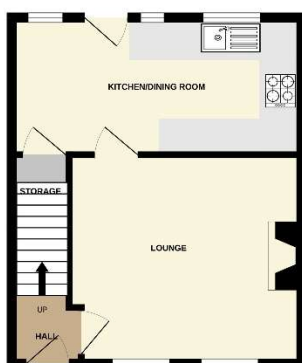
8'4" (2.54m) x 7'10" (2.39m)





GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide 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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