



# Shore Drive, Port Sunlight

£180,000



**LESLEY HOOKS**  
ESTATE AGENTS





This charming end terrace home offers a warm and welcoming feel throughout and is perfect for comfortable modern living. The property opens into a hallway leading through to a bright and inviting lounge, which flows seamlessly into an open plan kitchen diner. From here, there is access to a lovely conservatory, creating a versatile space ideal for dining, relaxing, or entertaining while enjoying views of the garden.

To the first floor, the home features two well-proportioned bedrooms and a stylish three piece bathroom, finished to a high standard and designed for both comfort and practicality. Outside, the property benefits from a pleasant, private garden providing a great spot for outdoor dining, gardening, or simply unwinding. Ideally situated, the property is within walking distance of local schools and excellent rail and bus routes. The picturesque Port Sunlight Village, with its wide array of attractions, is just a minutes walk away, while Bromborough Retail Park, offering a variety of shops, stores and leisure pursuits, is only a five-minute drive. Motorway networks are conveniently located within a ten-minute drive. Freehold. Council tax band A. EPC rating D.



#### **Hallway**

3'4" (1.02m) x 3'1" (0.94m)

#### **Lounge**

12'2" (3.71m) x 13'1" (3.99m)

#### **Kitchen/Dining Room**

7'4" (2.24m) x 15'11" (4.85m)

#### **Conservatory**

10'1" (3.07m) x 14'2" (4.32m)

#### **Landing**

2'11" (0.89m) x 8'1" (2.46m)

#### **Bedroom One**

10'1" (3.07m) x 17'1" (5.21m) Max

#### **Bedroom Two**

10'10" (3.3m) x 8'9" (2.67m)

#### **Bathroom**

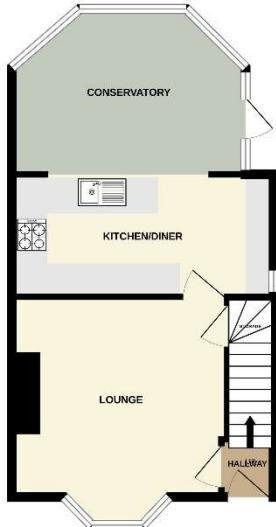
7'3" (2.21m) x 7'10" (2.39m)







GROUND FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx



## Energy Efficiency Rating

Energy efficiency rating scale for England & Wales, showing a gradient from A (green) to G (red). The scale is divided into 81 bands, with the most efficient being A and the least efficient being G.

Rating	Score Range	Color	Current	Potential
A	(92 Plus)	Green		
B	(81-91)	Green		81
C	(69-80)	Green		
D	(55-68)	Yellow		56
E	(39-54)	Orange		
F	(21-38)	Orange		
G	(1-20)	Red		

Not energy efficient - higher running costs

## Contact Us:

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**TOTAL FLOOR AREA: 771 sq. ft. (71.7 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items as represented are not responsible to take for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made in Malta/M025

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 or 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.