



Bolton Road, Port Sunlight

£500,000



LESLEY HOOKS
ESTATE AGENTS





A rare opportunity indeed — this substantial detached residence sits in one of the most enviable positions in Port Sunlight Village, overlooking the bowling green in the very heart of this historic and picturesque conservation village. One of only a handful of detached homes within the village, and occupying one of the largest plots you'll find here, this is a property that comes along once in a very long while. Full of charm and character throughout, the house is now ready for someone with vision to bring it back to its former glory — and with a footprint like this, there's plenty to work with. Step inside through the porch, where original mosaic tiled flooring sets the tone straight away, continuing through into the hallway beyond. From here, the ground floor unfolds generously: a lounge, a separate sitting room and a further living room give real flexibility for family life and entertaining, while the kitchen comes complete with a useful walk-in pantry. A utility room and downstairs WC complete the practical side of things. Upstairs, five double bedrooms provide space for the whole family, served by a modern three-piece bathroom. Outside is where this home really comes into its own. The gardens wrap around three sides of the property, generous in size and enjoying real privacy — a rare find in the village. A garage to the rear adds further practicality. Positioned in the heart of Port Sunlight, every one of the village's famous attractions is right on your doorstep, and it's all within easy walking distance of Port Sunlight train station, schools and local shops. Offered for sale with no onward chain, this is a wonderful opportunity to put your own stamp on a truly special village home. Early viewing is highly recommended. Council tax band E. Freehold subject to an annual estate rent of £250. Please note that there is conditional approval for Listed Buildings consent for the following internal alterations: i) The infilling of an existing ground floor internal door opening and ii) The infilling of an existing first floor internal door opening and the formation of a new first floor internal door opening; and the following external alterations: i) The installation of a soil vent pipe and approval for the removal of existing non original rear door and replace with new door.

Porch

8'8" (2.64m) x 4'1" (1.24m)

Hallway

13'3" (4.04m) x 8'9" (2.67m)

Lounge

15'11" (4.85m) Into Bay x 16'6" (5.03m)

Sitting Room

16'3" (4.95m) Into Bay x 12'4" (3.76m)

Living Room

18'10" (5.74m) x 13'0" (3.96m)

Kitchen

15'7" (4.75m) x 7'4" (2.24m)

Utility Room

10'6" (3.2m) x 8'2" (2.49m)

WC

4'5" (1.35m) x 3'6" (1.07m)

Bedroom One

17'0" (5.18m) Max x 12'11" (3.94m)

Bedroom Two

12'10" (3.91m) x 9'1" (2.77m)

Bedroom Three

12'10" (3.91m) x 8'3" (2.51m)

Bedroom Four

17'1" (5.21m) Max x 15'4" (4.67m)

Bedroom Five

15'1" (4.6m) x 12'11" (3.94m)

Bathroom

8'8" (2.64m) x 5'4" (1.63m)





GROUND FLOOR
1071 sq. ft. (99.5 sq.m.) approx.



1ST FLOOR
1048 sq. ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA: 2119 sq.ft. (196.9 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 are approximations 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 various systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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