



# The Ginnel, Port Sunlight

£200,000



**LESLEY HOOKS**  
ESTATE AGENTS





Quite simply one of the most charming addresses on the Wirral, this delightful Grade II listed cottage sits in the very heart of the iconic and historic Port Sunlight village, and what a setting it is! With an open aspect overlooking a green to the front, the views are as lovely as the cottage itself — and trust us, that is saying something. Benefitting from combi fired gas central heating and ready to move straight into, the property would welcome a little aesthetic updating here and there — a wonderful opportunity for someone with a keen eye and a creative touch to really put their own stamp on a very special home. The layout briefly comprises a welcoming hall leading into a lovely lounge — the perfect spot to sit back, relax and soak up that unmistakable village atmosphere. The fitted kitchen dining room completes the ground floor accommodation beautifully. Head upstairs and you will find two good size bedrooms alongside a spacious three piece shower room that more than does the job. To the rear, an enclosed courtyard offers a private and perfectly formed outdoor space — ideal for a morning coffee or an evening glass of something cold. Port Sunlight train station is within easy walking distance, with local shops and schools also close at hand. Whether you are a first time buyer, a downsizer or simply someone who has always dreamed of village life, this one is truly not to be missed. A rare gem — and they do not come along very often! Council tax band C. Freehold.



**Hall**

3'6" (1.07m) x 3'4" (1.02m)

**Lounge**

12'6" (3.81m) x 13'6" (4.11m)

**Kitchen Dining Room**

15'5" (4.7m) x 9'6" (2.9m)

**Bedroom One**

16'9" (5.11m) x 9'11" (3.02m)

**Bedroom Two**

9'5" (2.87m) x 8'5" (2.57m)

**Bathroom**

12'7" (3.84m) x 7'8" (2.34m)

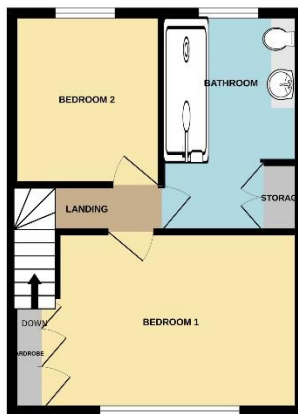
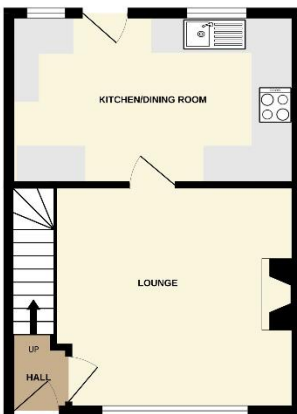






GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.

1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors 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 such 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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