



Central Road, Port Sunlight

£200,000



LESLEY HOOKS
ESTATE AGENTS





There's something truly special about living somewhere with a story to tell, and this charming Grade II listed cottage has stories in abundance. Set right in the heart of picturesque Port Sunlight, this is village living at its absolute finest, with the boating lake, art gallery and award-winning gardens practically on your doorstep — you'll feel like you're on holiday every single day. Ready to move into, this cottage still offers plenty of scope for you to add your own personal stamp, making it perfect for anyone who loves a property with character but doesn't want the headache of starting from scratch. With combi-fired gas central heating already in place, you can focus on the fun bit — making it truly yours. Step inside to a welcoming hallway with lovely wood block flooring, flowing through to a cosy lounge that shares the same charming wood block floor — a real nod to the cottage's heritage. The kitchen dining room is a wonderfully sociable space, ideal for morning coffees or evening catch-ups with friends. Upstairs, you'll find two double bedrooms, both offering great proportions, along with a spacious four-piece bathroom — a lovely bit of luxury for a cottage of this style. Outside, to the rear, there's a private courtyard complete with a brick-built outhouse and WC, adding a wonderfully practical touch of village tradition to this delightful home. And the location? You simply couldn't ask for better. Everything from local shops to bus routes and Bebington train station are all within walking distance, so whether you're commuting, popping out for essentials, or just fancy a stroll around those famous gardens, it's all right on your doorstep. Offered for sale with no onward chain, this is a rare opportunity to secure a real piece of Port Sunlight's story — call me today before someone else writes the next chapter. Council tax band B. Freehold.



Hall

3'5" (1.04m) x 3'4" (1.02m)

Lounge

15'5" (4.7m) x 13'10" (4.22m)

Kitchen Dining Room

17'2" (5.23m) x 10'7" (3.23m)

Bedroom One

17'1" (5.21m) x 12'7" (3.84m)

Bedroom Two

13'10" (4.22m) x 8'10" (2.69m)

Bathroom

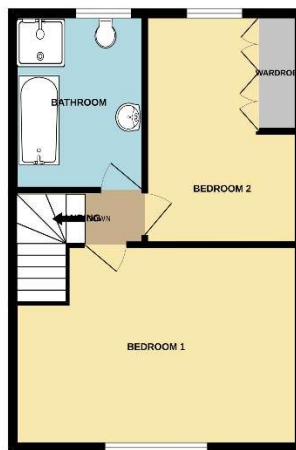
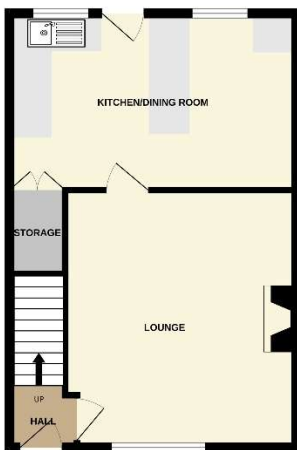
10'10" (3.3m) x 7'10" (2.39m)





GROUND FLOOR
439 sq. ft. (40.8 sq.m.) approx.

1ST FLOOR
445 sq. ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 884 sq. ft. (82.3 sq.m.) approx.

Whilst every effort 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 02/2020

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.