



Lower Road, Port Sunlight

£1,000 PCM



LESLEY HOOKS
ESTATE AGENTS





Located in the heart of the ever-popular Port Sunlight Village, this charming Grade II listed two-bedroom cottage enjoys a wonderful position overlooking the green, with attractive views towards the Lady Lever Art Gallery and ornamental fountain. Set back from the road, the property offers a peaceful setting while remaining within easy walking distance of the village's amenities, local schools and Bebington train station. Inside, the accommodation is full of character, beginning with a welcoming entrance hall featuring original wood block flooring, which continues into the comfortable lounge. To the rear is a fitted kitchen diner, providing a practical and inviting space for everyday living. Upstairs, there are two well-proportioned double bedrooms and a modern three-piece bathroom, combining contemporary convenience with the cottage's period charm. Outside, the enclosed rear courtyard provides a private space to sit and relax. Offering a unique opportunity to enjoy village life in one of the area's most distinctive settings, this lovely cottage is ideal for those seeking character, convenience and a well-connected location. Council Tax Band C. EPC Rating D.



Hall

3'7" (1.09m) x 3'5" (1.04m)

Lounge

13'10" (4.22m) x 13'0" (3.96m)

Kitchen Dining Room

17'5" (5.31m) x 9'10" (3m)

Bedroom One

17'5" (5.31m) x 13'8" (4.17m)

Bedroom Two

13'3" (4.04m) x 8'10" (2.69m)

Bathroom

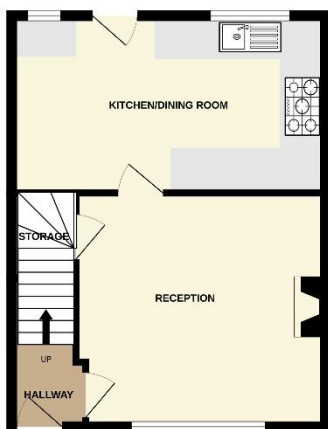
9'9" (2.97m) x 7'9" (2.36m)



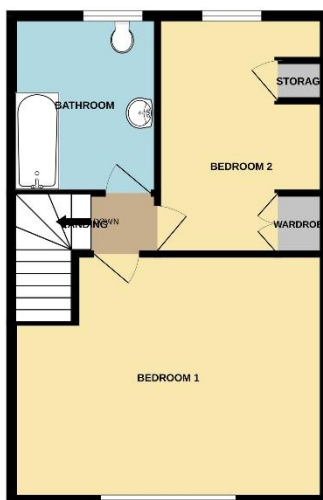




GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, windows, rooms and any other details 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.