



Duke Of York Cottages, Port Sunlight

£850 PCM



LESLEY HOOKS
ESTATE AGENTS





This charming Grade II listed cottage offers far more space than first meets the eye and is ready for you to move straight in and enjoy. Warm and welcoming throughout, the home benefits from gas central heating powered by a combi boiler and a well-thought-out layout. Inside, you're greeted by a reception hall leading into a comfortable lounge, perfect for relaxing at the end of the day. The smart fitted kitchen diner is a real highlight, featuring crisp white wall and base units paired with contrasting black worktops, creating a stylish yet practical space for cooking and dining. Upstairs, there are two well-proportioned bedrooms and a modern bathroom fitted with a clean white three-piece suite, including a bath with shower attachment, wash hand basin and low-level WC. The location is equally impressive. The property is just a short walk from Bebington train station and several bus routes, making commuting easy. Excellent motorway links to Liverpool and Chester are only a five-minute drive away, while a great selection of shops and everyday amenities can be found just minutes from your door. With the village and its variety of attractions right on your doorstep, this delightful cottage combines character, comfort and convenience in one appealing package. Council Tax Band C. EPC Rating D



Lounge

14'0" (4.27m) x 11'7" (3.53m)

Kitchen Dining Room

12'8" (3.86m) x 12'2" (3.71m)

Bedroom One

14'3" (4.34m) x 12'0" (3.66m)

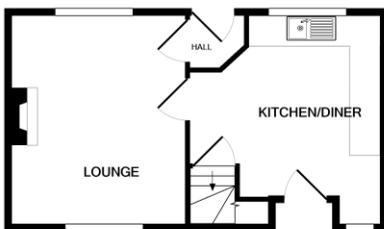
Bedroom Two

12'10" (3.91m) Max x 7'7" (2.31m)

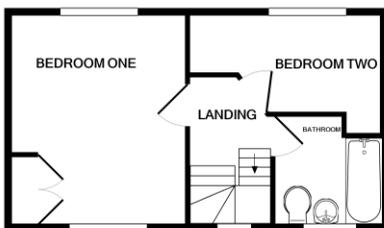
Bathroom

7'2" (2.18m) x 7'2" (2.18m)



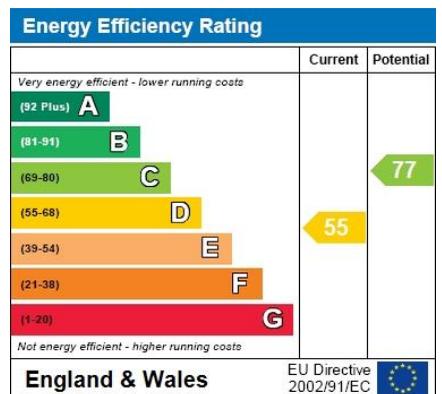


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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