



Lower Road, Port Sunlight

£230,000



LESLEY HOOKS
ESTATE AGENTS





There are homes, and then there are homes with a story to tell. This one has been telling its story for well over a century — and it's an absolute privilege to be sharing it with you today. Nestled in the heart of the iconic and much-loved Port Sunlight Village, this charming Grade II listed cottage is the kind of property that stops you in your tracks. Set well back behind a green and enjoying wonderful, far-reaching views across to the Lady Lever Art Gallery and the ornamental water fountain, the setting is simply breathtaking — the sort of outlook you'll never tire of waking up to. Step through the front door and the character hits you immediately. A welcoming hall with warm wood block flooring sets the tone perfectly, flowing through to a lovely lounge where the same beautiful flooring continues underfoot — a nod to the heritage of this very special home. The fitted kitchen dining room completes the ground floor, a practical yet characterful space that feels every bit as considered as the rest of the cottage. Upstairs, two generous double bedrooms offer comfortable and well-proportioned accommodation, served by a stylish three piece bathroom that blends contemporary finish with the charm you'd expect from a home of this character. Step outside and you'll find a delightful private courtyard to the rear — the perfect sun-trap for a morning coffee or an evening glass of something cold. With the village's wonderful array of attractions, local shops, schools and Bebington train station all just a short stroll away, the lifestyle on offer here is second to none. Offered for sale with no onward chain, opportunities like this simply don't come around very often. This is more than just a cottage. It's a chance to become part of something truly special. Council tax band C. Freehold.



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

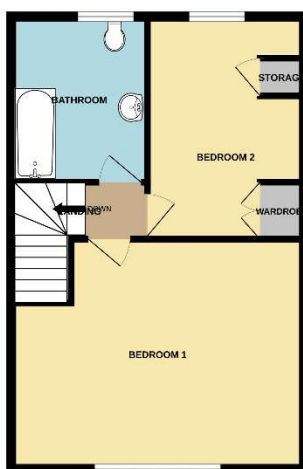
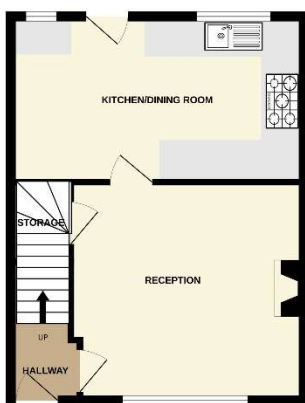
9'9" (2.97m) x 7'9" (2.36m)





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.

Whilst every attempt has been made to ensure the accuracy of the Blueprint contained here, measurements of floor, ceiling, stairs and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should not 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.
Issue with Mortgage 02/20

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