

DRAFT DETAILS

Constables
SALES & LETTINGS



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1 Cross Street Wirral CH62 4UN

£950 Per Month Per Month



- Three Bedroom Period Property
- Sought After Location in Port Sunlight Village
- Two Reception Rooms
- Well-appointed Kitchen & Bathroom
- Unfurnished
- Close to Amenities
- Council Tax Band: D (Wirral Borough Council)

Available to let, this stunning period property located right in the heart of the historic and picturesque village of Port Sunlight, Wirral with superb views over the bowling green.

This beautiful cottage offers unfurnished accommodation that is incredibly spacious and well presented and has wood block flooring, majority secondary glazing and gas central heating.

The accommodation briefly comprises hallway with wood block flooring, sitting room, lounge-dining room with feature fireplace and a fitted kitchen-breakfast room with excellent range of units, an integrated double oven, gas hob, dishwasher and there is a freestanding washing machine and fridge-freezer. To the first floor there are three good size bedrooms and a shower room. The main bedroom having an excellent range of fitted wardrobes.

To the rear of the property there is an enclosed courtyard with brick built outhouse and external wc. At the front of the property there is a lawned garden which is maintained by Port Sunlight Village Trust. The property is a few minutes walk to Port Sunlight train station. Bebington village with its shops and amenities is a ten minute walk away. The village itself offers an array of attractions including award winning gardens, plenty of open space, a coffee shop, boating lake and an art gallery.



GROUND FLOOR

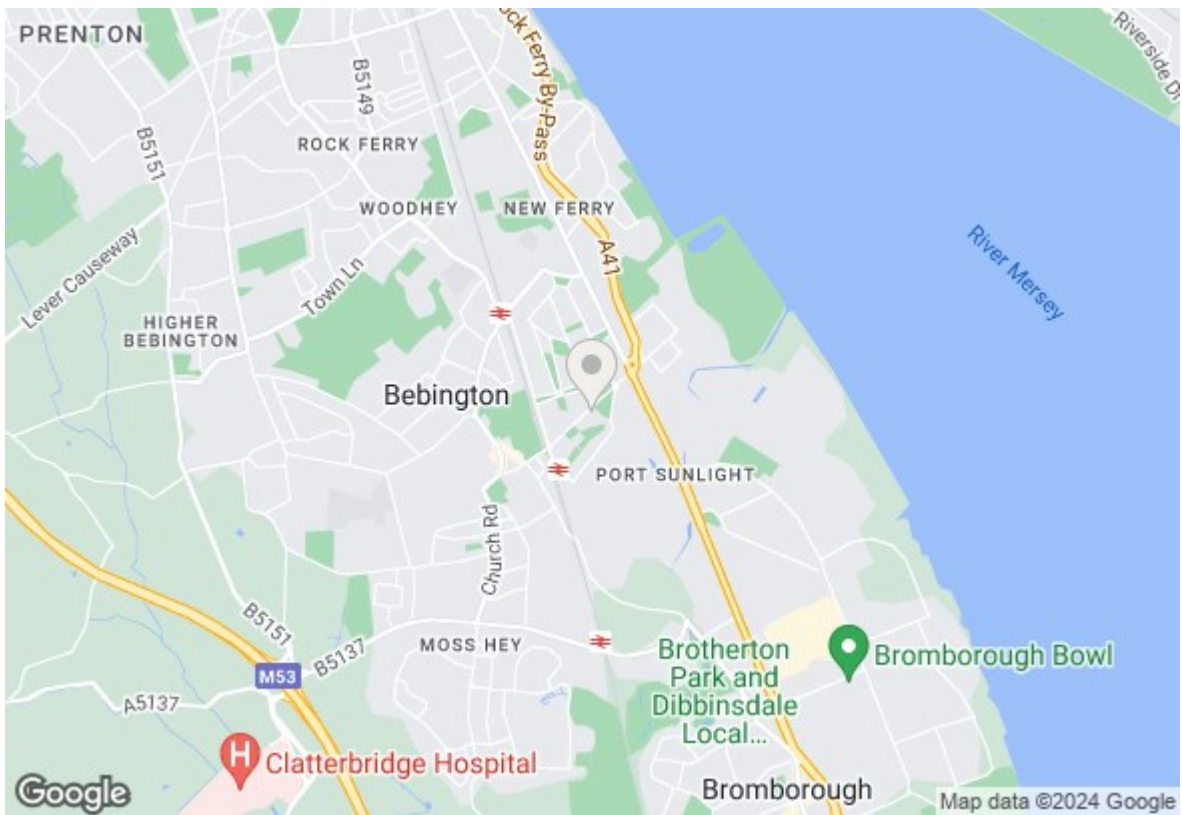


1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of this floor plan contained here, measurements of doors, windows, room and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Hallway

13' x 6'

Sitting Room

13' x 11'10"

Lounge-Dining Room

18'5" x 11'10"

Kitchen-Breakfast Room

6'8'3" x 8'3"

Landing

Bedroom One

17'1" max x 13'10"

Bedroom Two

17'4" x 8'9"

Bedroom Three

9'4" x 6'3"

Bathroom

9'7" x 7'4"





