



**New Chester Road, Wirral CH62 4RH**



**welcome to**

**New Chester Road, Wirral**

A charming and spacious three double bedroom cottage set in the beautiful Port Sunlight conservation area.



## Property Description

Nestled in the picturesque and sought-after village of Port Sunlight, this spacious and well maintained end row property is a welcome addition to the local market. Port Sunlight is a model village originally constructed by Lever Brothers to accommodate it's workforce but now is a declared conservation area that boasts 900 Grade II listed properties set in and around a plenitude of green open spaces. A delightful area to live yet within easy reach of local services and amenities.

Oozing charm and character the property was originally a four-bedroom home that now consists of a lawned front garden and pathway to the welcoming canopied entrance opening to the hall with oak flooring. A good-sized living room and a separate sitting / dining room allow for two entertaining rooms. The kitchen benefits from modern high gloss wall and base units with tiled splash backs, complementary work surfaces, and built in fridge and freezer. The kitchen gives access to the private rear courtyard garden with brick-built stores and double opening gates. Upstairs, you'll find three good sized bedrooms, all of which are doubles, ideal for family living. The bathroom, originally the fourth bedroom, boasts a large jacuzzi bath, a separate shower enclosure, a wash basin set on a white high gloss base unit and push flush WC. A further cloak area of the landing could serve as walk in wardrobe or additional toilet or shower dependant on your needs!

A viewing is advised!

## Entrance Hall

Entrance door opening to the hallway with a gas central heating radiator, oak flooring and double-glazed window to the rear. Wall mounted Worcester central heating boiler, ideal space for a ground floor WC, picture rail and coved ceiling.

## Living Room

17' 8" x 12' 10" max (5.38m x 3.91m max)  
Secondary glazed original window to the side and

front aspect, gas central heating radiator and picture rail. Coved ceiling and feature fireplace with electric coal effect fire, marble back and hearth and decorative surround.

## Sitting Room

14' 5" max x 16' 6" (4.39m max x 5.03m)  
Sitting Room and Dining Room with secondary glazing original lead window to the front, dado rail, picture rail and coved ceiling. Gas central heating radiator, wall effect living flame gas fire with tiled hearth back and decorative surround.

## Kitchen

10' 8" x 7' 9" (3.25m x 2.36m)  
UPVC double glazed window to the rear and a range of modern wall, base and drawer units fitted with slimline stainless-steel handles. Solid oak work surfaces and one and a half bowl sink and drainer with mixer taps. Four ring gas hob with oven below and extractor fan above. Integrated fridge and freezer and space for other white goods. Tiled splash backs, tiled flooring, UPVC double glazed door to the rear.

## Utility Room

5' 11" x 2' 10" (1.80m x 0.86m )

## Landing

Staircase to first floor landing area with feature part hole window to the front. Doorway to cloakroom with a window to the rear aspect.

## Bedroom One

15' 7" max x 13' max ( 4.75m max x 3.96m max )  
Secondary lead wire window to the side, gas central heating radiator and picture rail.

## Bedroom Two

12' max x 11' max ( 3.66m max x 3.35m max )  
Secondary glazing lead wire window to the front, gas central heating radiator and picture rail.

## Bedroom Three

11' 2" x 10' 7" max (3.40m x 3.23m max)  
Secondary glazing lead wire window to the front

aspect, gas central heating radiator and picture rail.

## Bathroom

11' 3" x 10' 8" (3.43m x 3.25m )  
Window to the rear aspect, part tiled walls and tiled effect vinyl flooring. Gas central heating radiator, four-piece suite comprising jacuzzi spa bath with shower attachments and separate shower enclosure with main operated shower. Wash hand basin set on white base unit and push flush WC.

## Rear Garden

Courtyard garden with two brick built one with power and double opening gate

## Front Garden

Lawned garden to front side and hedges surrounding.



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## **New Chester Road, Wirral**

- Nestled in the picturesque and sought-after village of Port Sunlight
- Port Sunlight is a model village originally constructed by Lever Brothers
- Grade II listed property
- Council Tax Band: C Tenure: Freehold
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Tenure: Freehold EPC Rating: D

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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