



New Chester Road, Wirral
CH62 4RH

Asking Price £325,000



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New Chester Road, Wirral

DESCRIPTION

A rare opportunity to purchase a Grade II listed property which forms part of the iconic Port Sunlight village. This renowned village was the brain child of Lord Lever and his desire to create a better living environment for his workers. It was not about house but leisure, religion and better standard of life. To this end there is a church, pub, school, garden centre (formerly swimming pool) and other community led buildings.

This four bedroom semi detached epitomises the high standard Lord Lever wanted and offers extremely generous internal space. Considering the age of the property it is surprisingly light and airy which compliments the way the current vendors have presented it. It is not often you can say four double bedrooms but is the case with this home. Additionally, there are two reception rooms and a cellar almost the mirror image of the ground floor. This would provide fantastic storage space or maybe additional accommodation such as home gym or office (please note, this would be subject to the necessary permissions being obtained. The Agents have not viewed this area).

The property enjoys double glazing to rear whilst the leaded light windows remain to the front with secondary glazing to the bedroom.

The only way to really appreciate this wonderful home is to come and have a look.



ROOMS

Traditional wooden front door provides access to the

Front Entrance

Wood effect flooring, traditional lead light window, picture rail, central heating radiator and storage cupboard.

Lounge

17'7" (max) x 12'11"

Raised bay window, illuminated display alcoves, raised feature fireplace with inset gas fire.

Open Plan Kitchen And Dining Room

Kitchen area - 10'9" x 7'10" - fitted with a comprehensive range of base and wall units finished in white with contrasting work surfaces in black. Contemporary splash black tiling, 5 burner gas range, Fridge/Freezer space, plumbing for automatic washing machine, UPVc double glazed window and rear door. A granite breakfast type bar separates the kitchen and,

Dining Room - 14'0" (max) x 13'2" - Wood effect floor, double glazed French doors overlooking the rear garden, access to basement.

Landing

High level picture rails

Bedroom One

14'4" x 9'2" (excluding depth of wardrobes)

Fitted sliding wardrobes, secondary glazing, laminate flooring and central heating radiator.

Bedroom Two

14'3" x 10'9"

Central heating radiator and secondary glazing.

Bedroom Three

10'5" x 10'5"

UPVc double glazed window and central heating radiator.

Bedroom Four

10'5" x 10'5"

UPVc double glazed window, fitted wardrobes and central heating radiator.

Bathroom

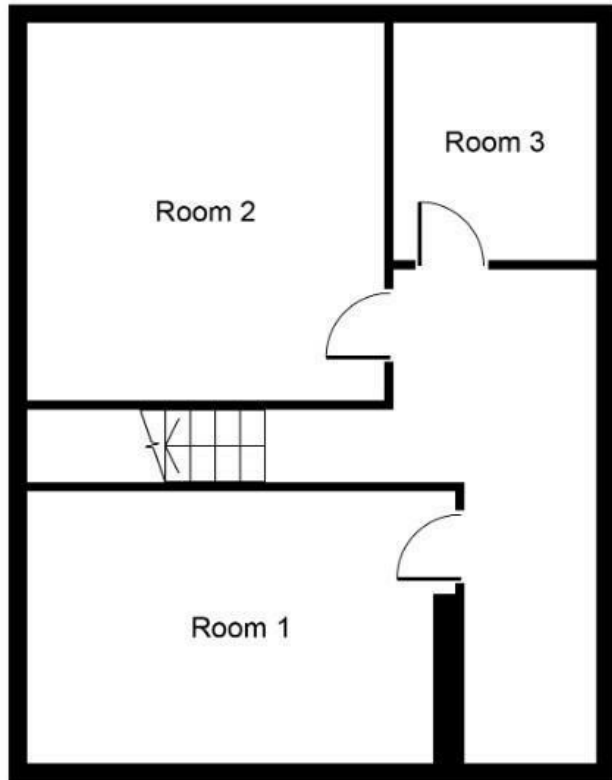
Three piece suite in white including panel bath with shower over and shower screen, low level w.c., pedestal wash basin and large full width mirror. The remaining walls are tiled in large white tiles with a mosaic style centre relief.

Outside

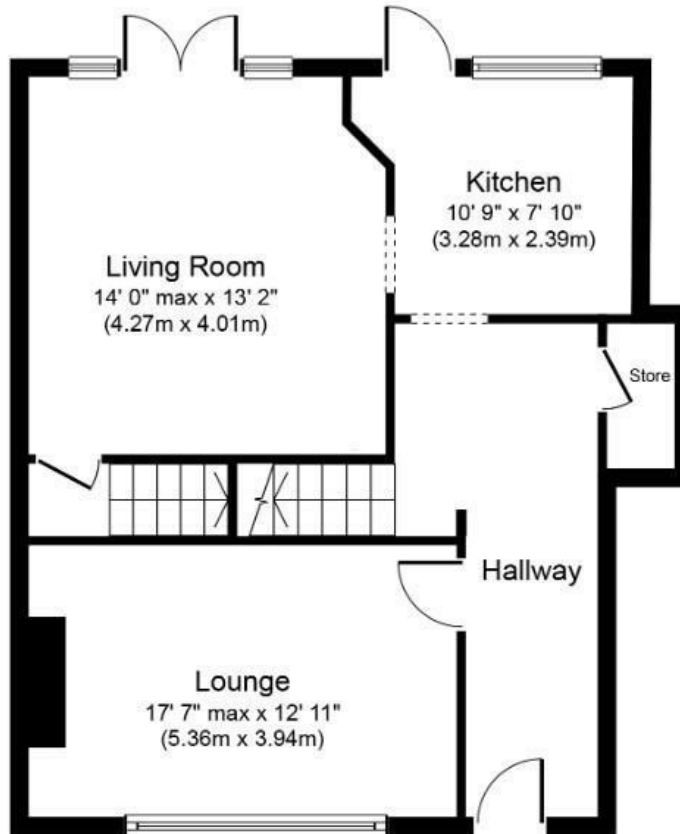
To the front there is a well stocked garden area with a variety of mature bushes. To the rear the garden has the benefit of a shaped lawn area with raised gravel borders, a timber decked area and garden store.



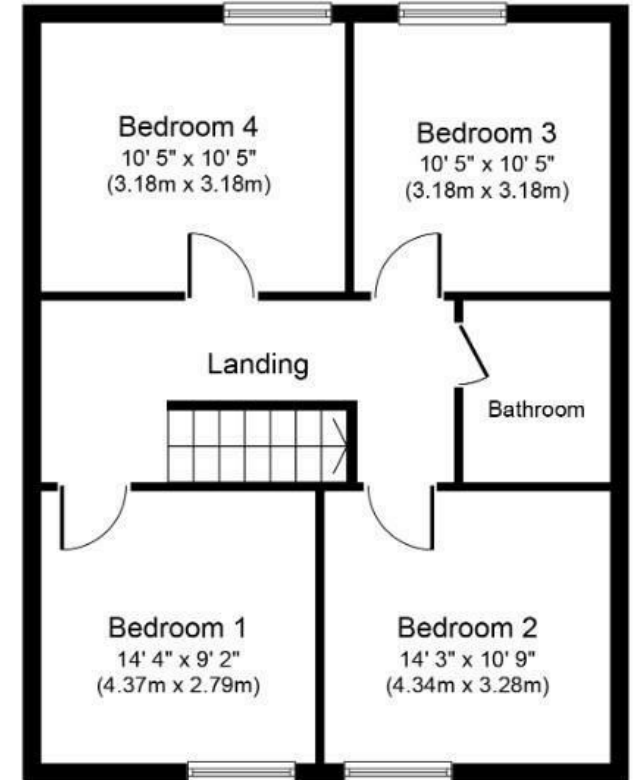




Basement
Approximate Floor Area
557 sq. ft.
(51.8 sq. m.)



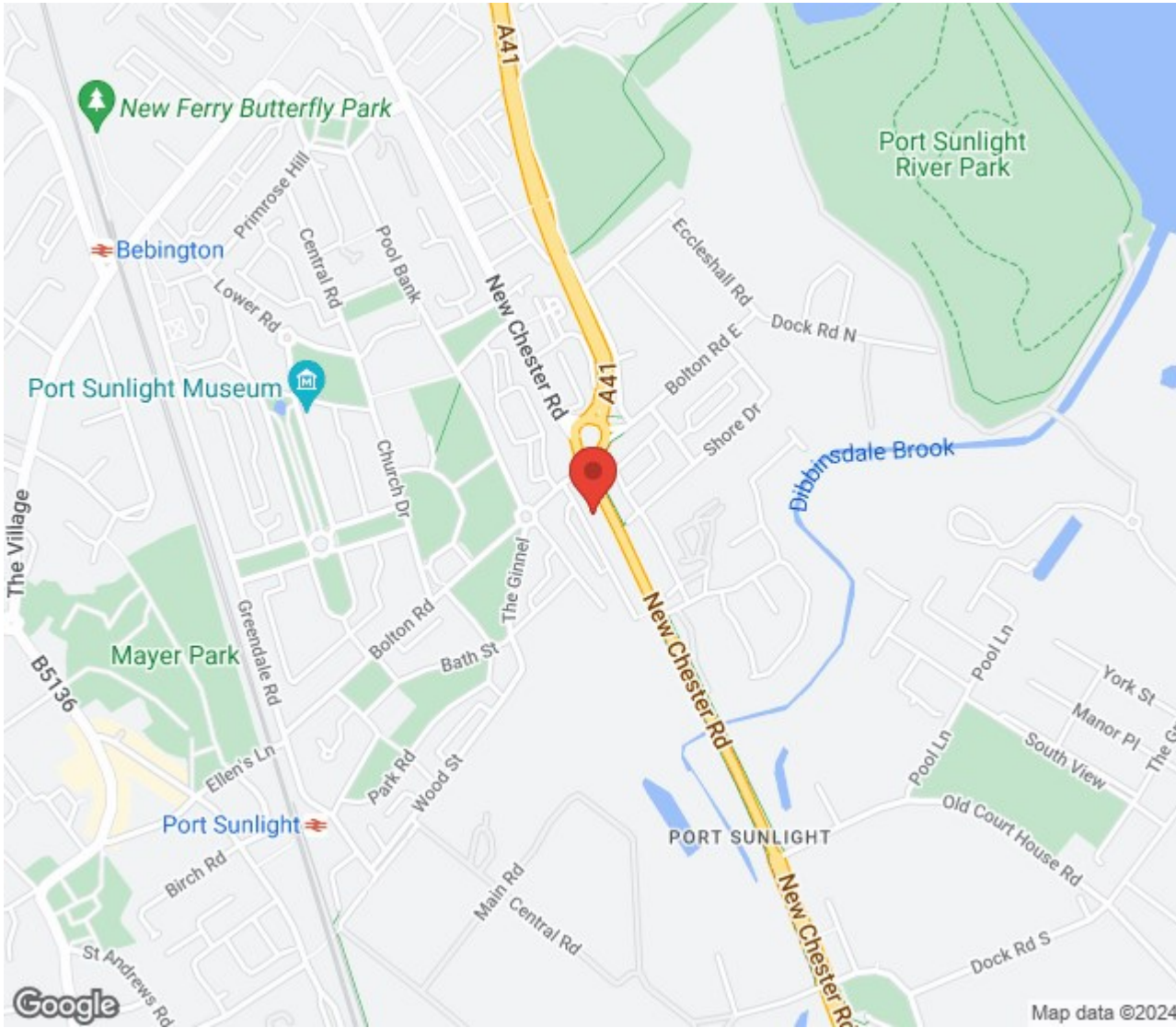
Ground Floor
Approximate Floor Area
583 sq. ft.
(54.1 sq. m.)



First Floor
Approximate Floor Area
557 sq. ft.
(51.8 sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.