



New Chester Road, Port Sunlight

£250,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming and spacious Grade II listed cottage nestled in the historic village of Port Sunlight. This delightful home offers a unique blend of traditional character and modern comfort, with all the village's amenities right at your doorstep, including award-winning gardens, an art gallery, and two convenient train stations. Step inside to discover a warm and inviting hallway that leads into a cosy lounge, featuring a stunning fireplace and a log burner, perfect for those chilly evenings. The dining room also boasts a beautiful fireplace, providing a wonderful setting for family meals and entertaining. The well-equipped kitchen and a handy utility cupboard complete the ground floor. Upstairs, you'll find four generously sized double bedrooms, offering plenty of space for family and guests, and a stylish three-piece bathroom with a handy shower and shower screen over the bath. The majority of the windows are fitted with secondary glazing, and the property benefits from combi fired gas central heating, ensuring year-round comfort. Accessed primarily from the rear, the cottage opens up to a delightful garden with outbuildings, enjoying a sunny westerly aspect, ideal for relaxing and outdoor activities. The property is freehold with an annual ground rent of just £1, which also covers the maintenance of the front garden, adding to the ease of living in this picturesque village. Experience the charm and convenience of Port Sunlight in this beautiful cottage – a perfect blend of history and modernity, ready to welcome you home. Council tax band C. Freehold.



Hallway

11'8" (3.56m) x 8'5" (2.57m)

Lounge

16'11" (5.16m) x 14'0" (4.27m)

Dining Room

16'5" (5m) x 14'0" (4.27m)

Kitchen

10'3" (3.12m) x 8'0" (2.44m)

Bedroom One

13'9" (4.19m) x 12'5" (3.78m)

Bedroom Two

13'9" (4.19m) x 10'6" (3.2m)

Bedroom Three

10'7" (3.23m) x 10'5" (3.18m)

Bedroom Four

10'9" (3.28m) x 10'4" (3.15m)

Bathroom

6'4" (1.93m) x 5'6" (1.68m)

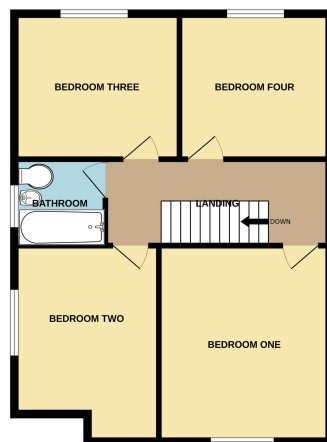
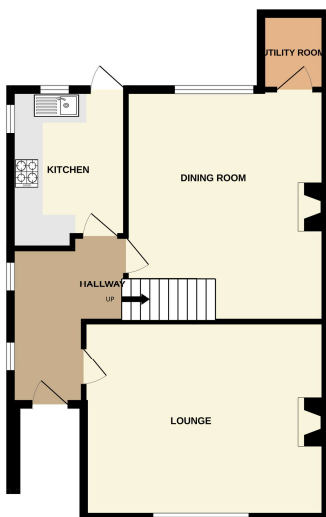






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency save the given. Made with Metropack G2024

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