



# Church Drive, Port Sunlight

£260,000



**LESLEY HOOKS**  
ESTATE AGENTS





Nestled in the heart of the historic village of Port Sunlight, this charming Grade II listed cottage offers an inviting blend of period elegance and modern comfort. Perfectly situated within walking distance of two train stations and all the delightful village amenities, including a serene boating lake, an inspiring art gallery, and award-winning gardens, this property promises a lifestyle rich in culture and convenience. As you step inside, you'll be welcomed by a warm and spacious hall that leads into a cosy lounge, featuring beautiful parquet flooring that adds a touch of sophistication. The dining room provides a perfect setting for family meals and entertaining guests, while the well-appointed kitchen is equipped to handle all your culinary adventures. The three-piece bathroom ensures comfort and convenience on the ground floor. Upstairs, you will find three generously sized bedrooms, each boasting fitted wardrobes that offer ample storage space. These rooms are designed to be tranquil retreats, filled with natural light. The rear of the property reveals a delightful garden with a patio area that enjoys a desirable south-westerly aspect. This outdoor space is perfect for relaxing, gardening, or hosting summer gatherings. With combi fired gas central heating to keep you warm during the cooler months, this picturesque cottage is not just a house but a home where history and modernity harmoniously coexist. Whether you are drawn to its historic charm, the convenience of its location, or the beauty of its surroundings, this Port Sunlight gem is sure to captivate your heart. Council tax band C. Freehold.



**Hall**  
3'0" (0.91m) x 2'10" (0.86m)

**Lounge**  
14'6" (4.42m) x 13'5" (4.09m)

**Dining Room**  
12'10" (3.91m) x 9'10" (3m)

**Bathroom**  
9'6" (2.9m) x 4'4" (1.32m)

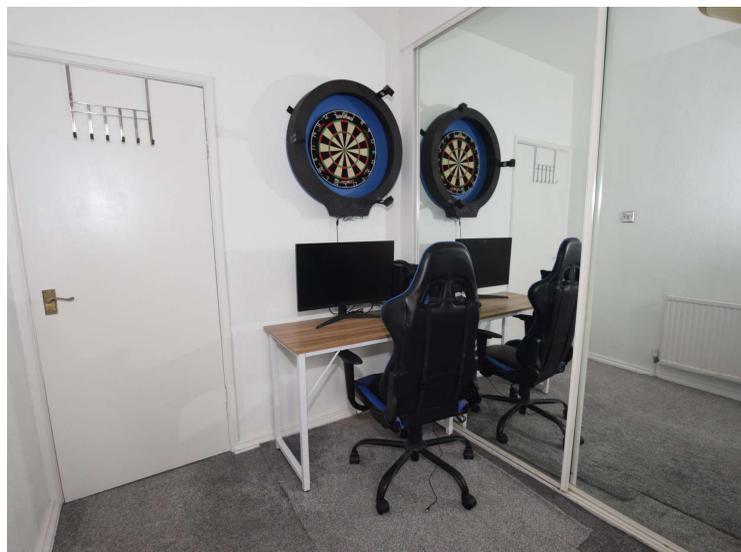
**Kitchen**  
9'1" (2.77m) x 7'5" (2.26m)

**Bedroom One**  
15'9" (4.8m) x 10'1" (3.07m)

**Bedroom Two**  
13'2" (4.01m) x 8'8" (2.64m) Into Wardrobe Recess

**Bedroom Three**  
9'10" (3m) x 8'8" (2.64m)

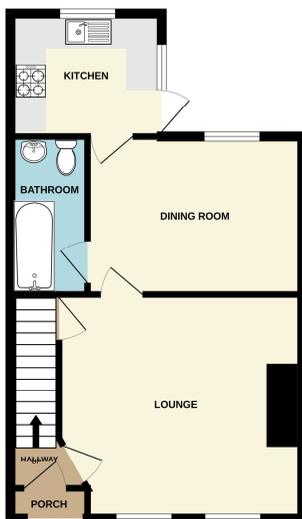






GROUND FLOOR

1ST FLOOR



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Made with floorplan 020214

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.