



Bolton Road, Port Sunlight

£230,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in the heart of the picturesque and historic Port Sunlight Village, this Grade II listed cottage exudes charm and character. Surrounded by the village's renowned attractions—including a tranquil boating lake, an impressive art gallery, and award-winning gardens—this delightful home offers a unique opportunity to embrace heritage living. Inside, the property boasts the warmth of combi gas central heating and an inviting layout. The hallway leads to a bright lounge featuring a charming bow bay window, a feature fireplace, and a Welsh dresser that perfectly complements the cottage's character. The fitted kitchen and dining room comes equipped with a cooker and fridge, offering a cosy space to cook and dine. Upstairs, you'll find two spacious double bedrooms and a three-piece bathroom with a fresh white suite. To the rear, a lovely courtyard with an outbuilding provides a peaceful retreat for relaxing or entertaining. Set back from the road with a scenic green to the front, this property is ideally located within walking distance of Port Sunlight train station, making commuting convenient. Offered with no onward chain, this charming home is a rare gem in a truly special setting. Don't miss the chance to make it yours! Council tax band B. Freehold subject to an annual £1 payment.



Hallway

14'10" (4.52m) x 5'7" (1.7m)

Lounge

16'3" (4.95m) Into Bay x 11'11" (3.63m)

Kitchen Dining Room

17'11" (5.46m) x 8'6" (2.59m)

Bedroom One

17'11" (5.46m) x 13'3" (4.04m)

Bedroom Two

11'11" (3.63m) x 11'3" (3.43m)

Bathroom

8'7" (2.62m) x 6'4" (1.93m)

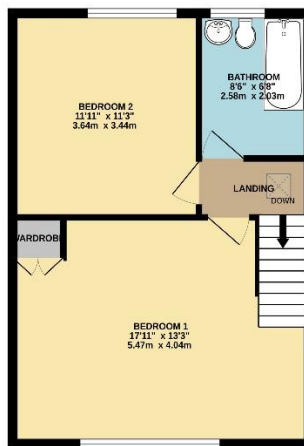
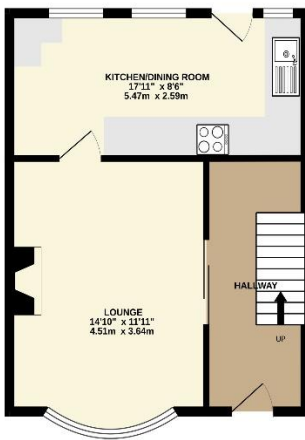






GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.

1ST FLOOR
452 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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