



Pool Bank, Port Sunlight

£180,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in the heart of the historic and picturesque Port Sunlight Village, this charming Grade II listed end cottage offers a unique opportunity to embrace village life surrounded by timeless beauty. With the village's amenities, including an art gallery, a stunning water fountain, and award-winning gardens, all just steps away, this property is perfectly situated to enjoy the best of this renowned location. The cottage itself is brimming with potential for those seeking a rewarding renovation project. Featuring gas central heating with a combi boiler, the layout includes an inviting hallway, a bright and airy lounge with a delightful bay window, a kitchen, and a ground-floor bathroom. Upstairs, you'll find three generously sized bedrooms, perfect for family living or flexible use. To the rear, a spacious garden offers the ideal canvas to create your own outdoor retreat. With no onward chain, this property presents a fantastic opportunity to craft your dream home while preserving the charm and character of this sought-after village setting. Don't miss your chance to be part of Port Sunlight's rich history! Council tax band C. Freehold subject to an annual ground rent of £1.



Lounge

16'7" (5.05m) Into Bay x 15'0" (4.57m)

Kitchen

9'11" (3.02m) x 9'10" (3m)

Ground Floor Bathroom

6'11" (2.11m) x 4'10" (1.47m)



Bedroom One

11'6" (3.51m) Into Bay x 15'2" (4.62m)

Bedroom Two

15'2" (4.62m) x 10'0" (3.05m)

Bedroom Three

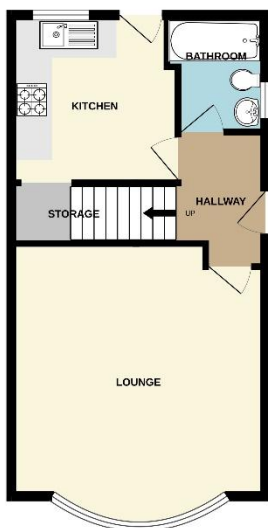
11'10" (3.61m) Max x 8'6" (2.59m) Max





GROUND FLOOR

1ST FLOOR



We warrant every effort has been made to ensure the accuracy of the description contained here. Measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the date. Made with Hoxpox 10/2018

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