



Pool Bank, Port Sunlight

£220,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away in the heart of the historic and picturesque Port Sunlight village, this charming Grade II listed cottage offers a wonderful opportunity to create a truly special home in one of the area's most sought-after locations. Brimming with character and traditional appeal, the property benefits from combi-fired gas central heating and is now ready for a programme of cosmetic renovation to suit a new owner's taste. The accommodation is well laid out and begins with a welcoming porch and hallway, leading through to a cosy lounge featuring a fireplace and open access into the dining room, ideal for everyday living and entertaining alike. To the rear, a modern fitted kitchen provides a practical and contemporary space. Upstairs, there are three good-sized bedrooms, complemented by a three-piece shower room. Outside, the property enjoys a generous rear garden with patio area and useful outhouse, all benefitting from a desirable south-westerly aspect, perfect for making the most of the afternoon and evening sun. Ideally situated, the cottage is just moments from the village's amenities, with its charming surroundings, shops and green spaces, while Bebington train station is only a five-minute walk away, offering excellent transport links. Offered for sale with no onward chain, this delightful cottage presents a rare opportunity to acquire a character home in an exceptional setting. Council tax band C. Freehold subject to an annual ground rent of £1.00.

Porch

4'9" (1.45m) x 5'10" (1.78m)

Hallway

14'6" (4.42m) x 5'11" (1.8m)

Lounge

15'9" (4.8m) Into Bay x 11'10" (3.61m)

Dining Room

12'5" (3.78m) x 11'0" (3.35m)

Kitchen

8'6" (2.59m) x 6'9" (2.06m)

Bedroom One

14'8" (4.47m) Into Bay x 9'10" (3m)

Bedroom Two

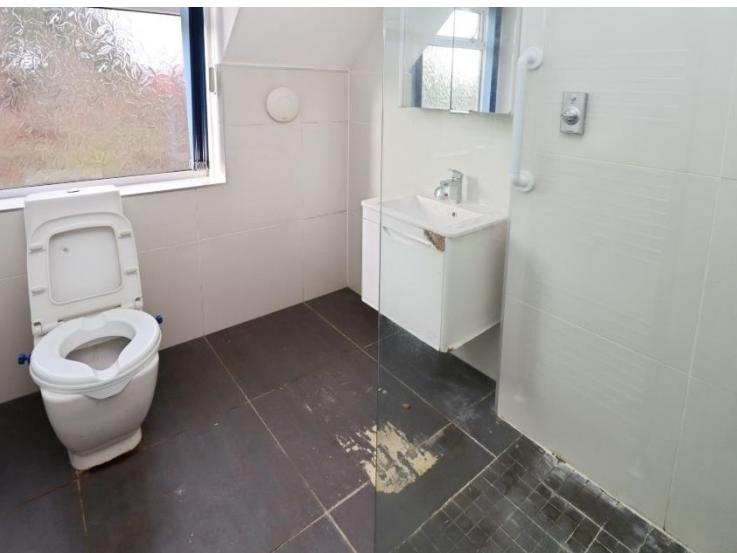
12'5" (3.78m) x 10'10" (3.3m)

Bedroom Three

11'2" (3.4m) Max x 7'10" (2.39m) Max

Bathroom

8'6" (2.59m) x 6'5" (1.96m)





GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.
Whilst every care has been taken to ensure the accuracy of the floorplans contained here, measurements of rooms, windows, doors, etc. may be subject to slight inaccuracy. These floorplans are for general information only and should be used as such to any prospective purchasers. The services and fixtures mentioned have not been tested and no guarantee can be given as to their operability or efficiency can be given.
Trade and therapy rooms

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