



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)

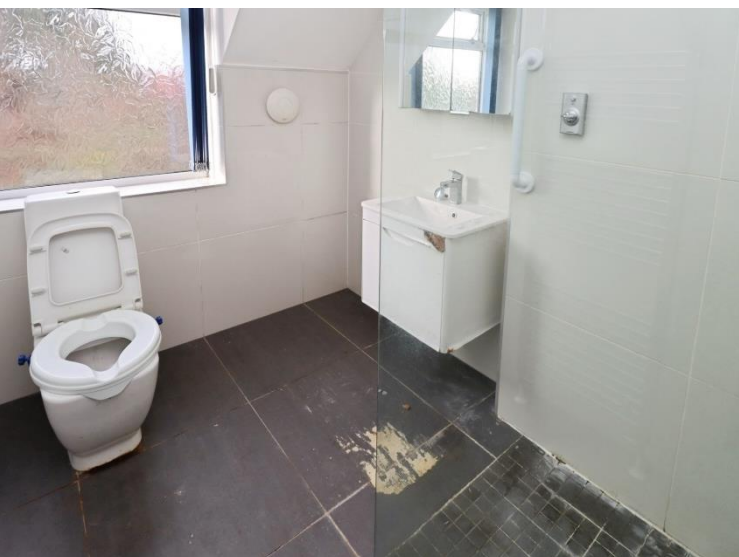
Bedroom Three

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

Bathroom

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

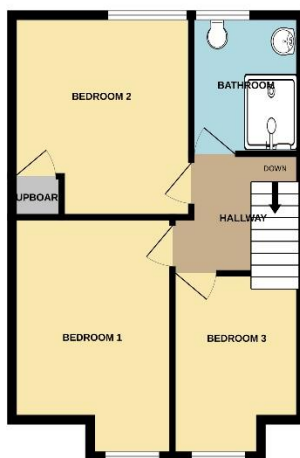
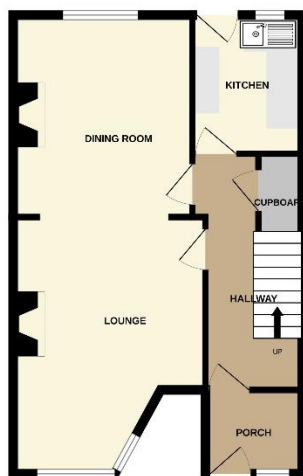






GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

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



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, 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 be used as a guide by any prospective purchaser. The layout, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Scale: 1 inch = 10 feet

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.