



Bridge Street, Port Sunlight

£260,000



LESLEY HOOKS
ESTATE AGENTS





This two bedroom Grade II listed house is for sale in the historic village of Port Sunlight on the Wirral, an area renowned for its distinctive architecture, well maintained green spaces and community feel. The property is well suited to first time buyers and investors seeking a characterful home with practical modern living spaces. Internally, the house offers one reception room featuring parquet flooring, providing a defined living area with a traditional finish in keeping with the period setting. The kitchen benefits from good natural light, pantry with storage and has space for dining, creating a sociable area for everyday meals and entertaining. Upstairs, there are two double bedrooms, one of which includes built in wardrobes, offering convenient storage. The bathroom is fitted with a four piece suite, providing both bath and separate shower facilities. To rear is a delightful south westerly court yard with outhouse providing water and plumbing for laundry facilities. The house sits within a location known for its green spaces and nearby parks, with Port Sunlight's formal gardens, tree lined avenues and the Lady Lever Art Gallery all within easy reach. Everyday amenities, including shops, cafes and services, can be found in nearby village centres and along local high streets in the surrounding Wirral area. The property enjoys good access to public transport links. Port Sunlight railway station is close by, offering regular services to Liverpool and Chester. Journeys into Liverpool Lime Street typically take around 20–25 minutes, providing convenient access to the city's employment, retail and leisure facilities, while Chester can usually be reached in approximately 30–35 minutes. Local bus routes further enhance connectivity across the Wirral. Families and purchasers planning for the future will appreciate the nearby schools, with a choice of primary and secondary education within the local area. The village's layout, green spaces and historical features also contribute to a pleasant setting for walking and outdoor recreation. Council Tax is currently banded at C. This two bedroom terraced house combines the appeal of a Grade II listed setting with an immaculate interior arrangement, in a location well served by amenities, schools, transport links and green spaces.

Hall

4'8" (1.42m) x 3'9" (1.14m)

Lounge

14'9" (4.5m) x 14'8" (4.47m)

Kitchen Diner

8'5" (2.57m) x 18'0" (5.49m)

Bedroom One

12'0" (3.66m) x 18'1" (5.51m) Max

Bedroom Two

11'9" (3.58m) x 8'10" (2.69m)

Bathroom

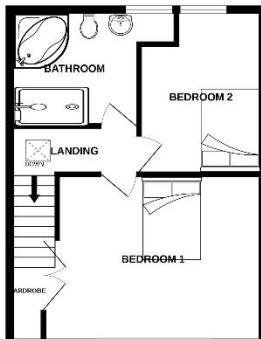
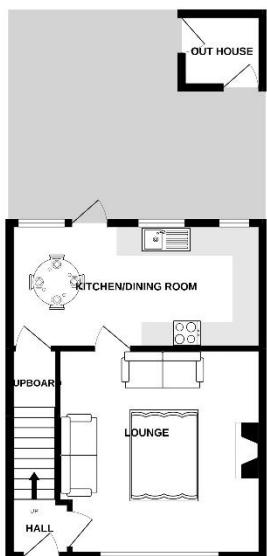
8'11" (2.72m) x 8'4" (2.54m)





GROUND FLOOR
452 sq.ft. (41.9 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



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TOTAL FLOOR AREA: 879 sq.ft. (81.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are approximate and should not be relied upon for legal purposes. The floorplan is for illustrative purposes only and should not be used as a basis for any construction or development. The floor plan is for illustrative purposes only and should not be used as such for any planning purposes. The floor plan is for illustrative purposes only and should not be used as such for any planning purposes. The floor plan is for illustrative purposes only and should not be used as such for any planning purposes.

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 or 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.