



# Church Drive, Port Sunlight

£1,500 PCM



**LESLEY HOOKS**  
ESTATE AGENTS





Available to rent and nestled in the heart of the historic and picturesque Port Sunlight village, this spacious Grade II listed cottage oozes charm and character while benefiting from full modernisation, making it truly ready to move straight into. Beautiful period features blend effortlessly with contemporary comforts, including combi-fired gas central heating throughout. The welcoming hall showcases attractive wood block flooring, which continues into the cosy lounge complete with a feature open fireplace. A separate dining room provides an ideal space for entertaining and leads through to a smart fitted kitchen, equipped with an oven, fridge and four-ring electric hob. Adding to the comfort and appeal, there is underfloor heating in both the dining room and kitchen. Upstairs, the property offers three generous bedrooms alongside a stylish three-piece bathroom, featuring a shower with glass screen over the bath. A handy utility area with washing machine adds further practicality. To the rear, a superb south-westerly facing garden provides a lovely outdoor retreat, complete with a patio area perfect for relaxing or alfresco dining. Ideally situated, the cottage is just moments from all that Port Sunlight has to offer, including its award-winning gardens, boating lake and art gallery. Two train stations and a primary school are also within comfortable walking distance, making this a wonderful home in an exceptional village setting. Council tax band C. EPC rating E



**Hall**

3'5" (1.04m) x 3'7" (1.09m)

**Lounge**

17'11" (5.46m) Into Bay x 14'4" (4.37m)

**Dining Room**

19'2" (5.84m) Max x 9'10" (3m)

**Kitchen**

9'4" (2.84m) x 7'10" (2.39m)

**Bedroom One**

19'0" (5.79m) Max x 9'11" (3.02m)

**Bedroom two**

14'11" (4.55m) x 9'6" (2.9m)

**Bedroom Three**

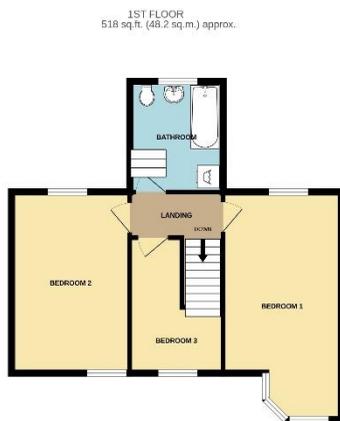
11'6" (3.51m) Max x 8'1" (2.46m) Max

**Bathroom**

9'5" (2.87m) x 7'10" (2.39m)







TOTAL FLOOR AREA: 1057 sq.ft. (98.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, weights and any other items are approximate and the responsibility to carry out any verification of this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The materials, fixtures and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.  
Issue with Message 10/2020.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>	50		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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