



Wood Street, Port Sunlight

£230,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in the heart of the historic and picturesque village of Port Sunlight, this beautifully presented Grade II listed cottage offers a rare opportunity to enjoy true `village life`. Ready to move straight into, it's perfect for first time buyers, downsizers, or simply anyone drawn to the charm of this much-loved conservation village — and with no onward chain, the sale couldn't be more straightforward. The layout comprises a welcoming hallway with characterful wood block flooring, flowing through to a lounge that shares the same lovely wood block floor and is centred around a feature fireplace with a gas stove — a cosy focal point full of character. From here, the fitted kitchen dining room provides a lovely space for cooking and everyday dining alike. Upstairs, there are two double bedrooms, with the main bedroom benefiting from its own walk in wardrobe, along with a stylish three piece bathroom. To the rear, a private courtyard offers a patio area, artificial lawn for easy upkeep, and a handy outhouse — a lovely low-maintenance space to enjoy the outdoors. The location really is second to none. Local shops and Port Sunlight train station are within easy walking distance, while the village's famous attractions — including the award winning gardens, boating lake, and art gallery — are quite literally on the doorstep. A wonderful chance to own a piece of Port Sunlight's heritage. Council Tax Band C. Freehold.



Hallway

5'4" (1.63m) x 4'2" (1.27m)

Lounge

16'6" (5.03m) Max x 14'5" (4.39m)

Kitchen Diner

8'4" (2.54m) x 17'10" (5.44m)

Bedroom One

13'3" (4.04m) x 14'7" (4.45m)

Walk in Wardrobe

8'7" (2.62m) x 2'11" (0.89m)

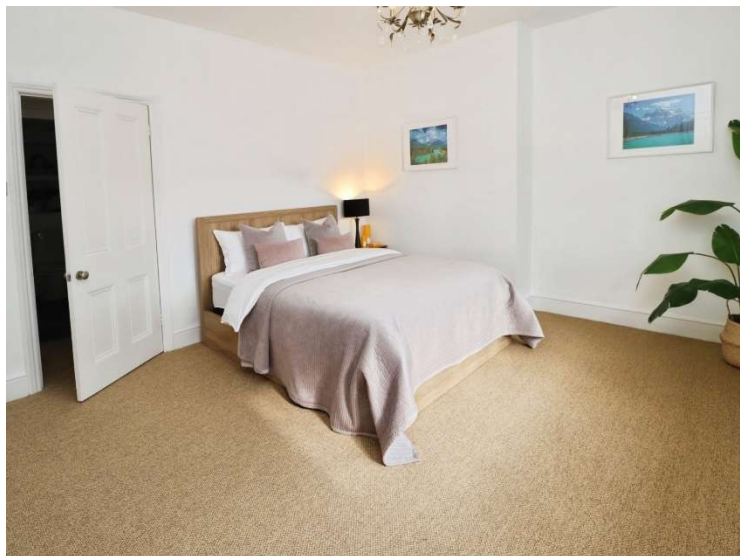
Bedroom Two

11'9" (3.58m) x 8'8" (2.64m)

Bathroom

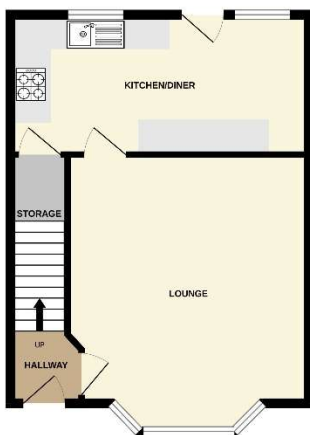
8'7" (2.62m) x 8'5" (2.57m)



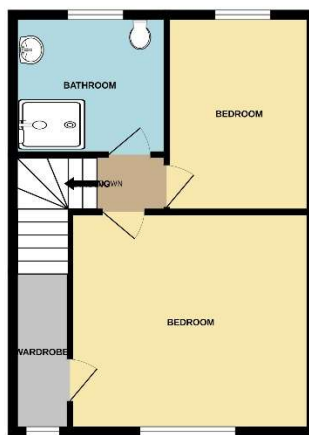




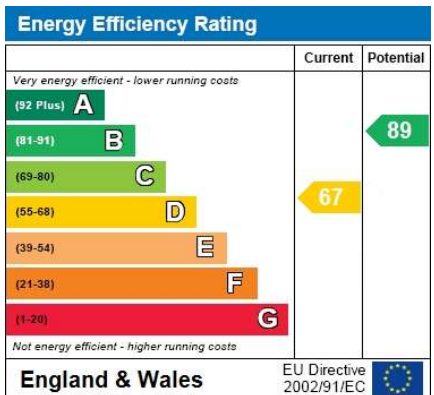
GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, divisions, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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