



# Pool Bank, Port Sunlight

£200,000



**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 £1,000.



**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)

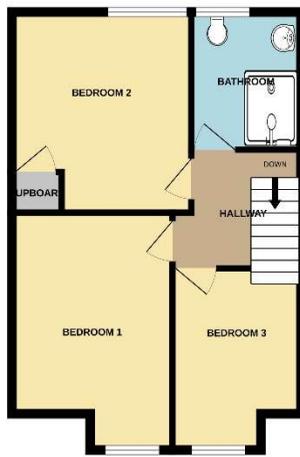
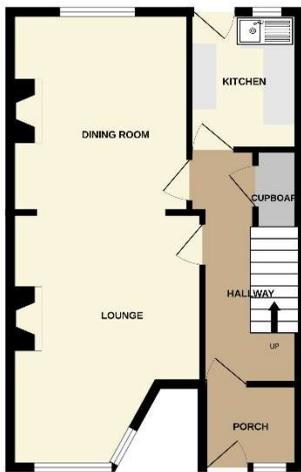






GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.

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



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items not appropriate and no responsibility is taken for any discrepancy or mis-alignment. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The structure, layout and appearance shown here has not been tested and no guarantee as to their operation or efficiency can be given. Made with HERRING BROS.

**Contact Us:**

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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