Wood Street, Port Sunlight

£250,000 Offers Over

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 charming blend of period character and modern comfort. Step inside to discover a welcoming hallway with elegant wood block flooring, leading to a cosy lounge complete with the same beautiful flooring and a striking feature fireplace with an open fire, perfect for cosy evenings. The dining room seamlessly flows into the stylish fitted kitchen, creating a sociable and practical space for entertaining.

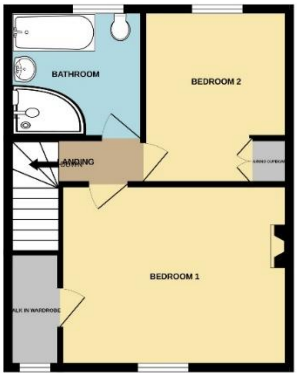
To the first floor you will find two generously sized double bedrooms, with the main boasting a walk-in wardrobe. The luxurious, fully tiled four-piece bathroom completes this delightful home. To the rear, a private courtyard with an outhouse offers a peaceful retreat. Ideally located, this cottage is just a short stroll from the village`s many attractions, including the stunning award-winning gardens, a boating lake, and an acclaimed art gallery. For commuters, Port Sunlight train station is only minutes away, providing excellent transport links. Offered with no onward chain, this charming property is ready for its next owner to enjoy its unique charm and enviable location. Council tax band C. Freehold subject to an annual ground rent of £1.00

Hall
4'8" (1.42m) x 3'9" (1.14m)
Lounge
16'10" (5.13m) x 14'11" (4.55m)
Dining Room
8'10" (2.69m) x 8'5" (2.57m)
Kitchen
9'4" (2.84m) x 8'5" (2.57m)

Bedroom One
14'9" (4.5m) x 11'11" (3.63m)
Bedroom Two
12'0" (3.66m) x 9'4" (2.84m)
Bathroom
8'5" (2.57m) x 8'4" (2.54m)

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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