



Corniche Road, Port Sunlight

£230,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in the heart of the historic and picturesque village of Port Sunlight, this charming Grade II listed cottage offers a delightful blend of character and comfort. Set on a generous plot with a beautiful open aspect to the front, the property is ready to move into while also providing the perfect canvas for those wishing to add their own personal touch. The cottage benefits from combi-fired gas central heating and features a welcoming hallway with wood block flooring, a light and airy lounge with matching flooring and a charming fireplace, a fitted kitchen/dining room, and a three-piece ground floor bathroom. Upstairs, there are two spacious double bedrooms, with a quirky set of steps leading up to a third bedroom, adding character and charm to the layout. To the rear, a generous garden and courtyard, provides excellent outdoor space for relaxation and entertaining complete with a brick-built outbuilding. Ideally located in the heart of the village, residents can enjoy all the amenities Port Sunlight has to offer, including an art gallery, and award-winning gardens. Additionally, there are two train stations within walking distance, making commuting straightforward. This delightful cottage is offered for sale with no onward chain and represents a rare opportunity to own a piece of Port Sunlight's rich heritage. Please note that the owner of this property is a 'Connected Person' to the directors of Lesley Hooks Estate Agents, as defined by the Estate Agents Act 1979. Council tax band B. Freehold subject to an annual ground rent of £1;00



Hallway

7'7" (2.31m) x 3'2" (0.97m)

Lounge

15'0" (4.57m) x 13'8" (4.17m)

Kitchen Dining Room

10'11" (3.33m) x 8'7" (2.62m)

Bathroom

7'9" (2.36m) x 5'0" (1.52m)

Bedroom One

15'1" (4.6m) x 11'10" (3.61m) Into Recess

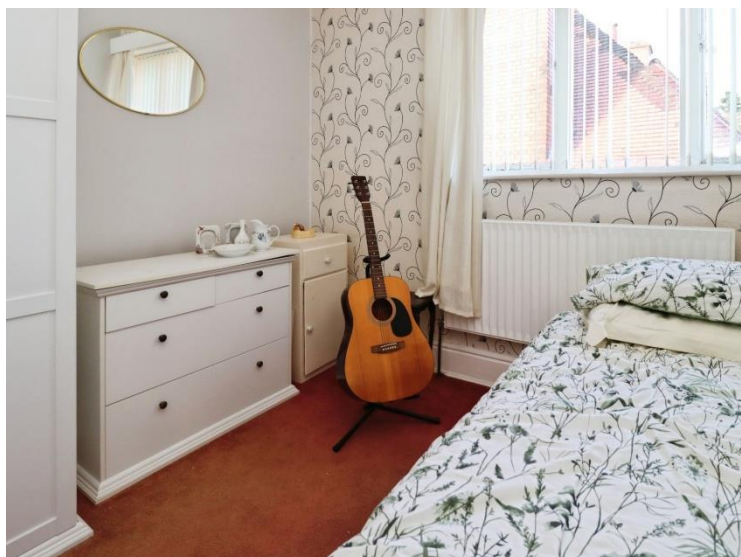
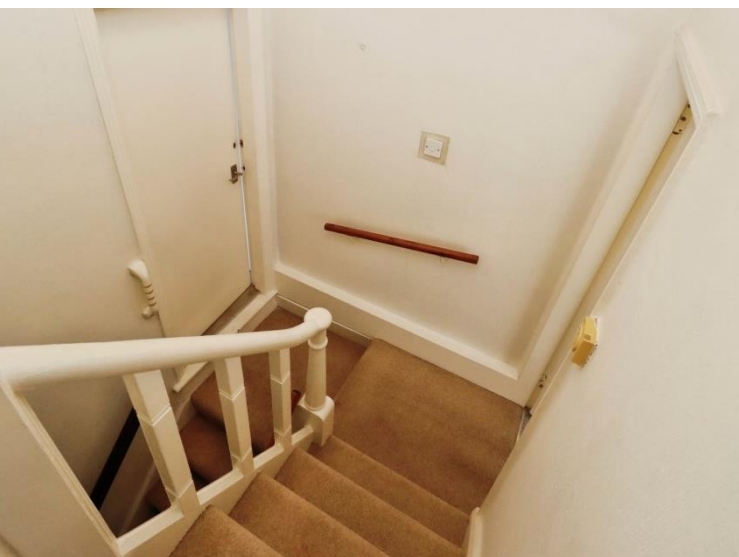
Bedroom Two

15'1" (4.6m) Into Wardrobe Recess x 8'5" (2.57m)

Bedroom Three

8'10" (2.69m) x 8'10" (2.69m)

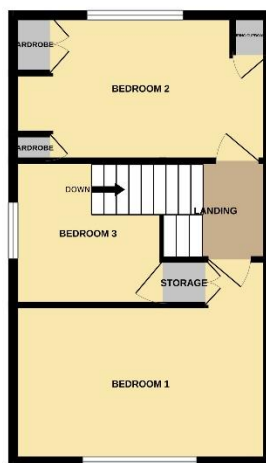
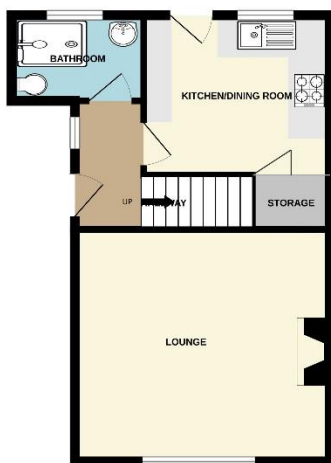






GROUND FLOOR
405 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein are shown based on the information given to the seller and are not guaranteed. Made with Mitreplan 020225

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