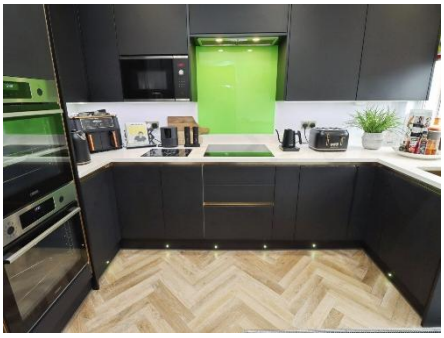


Greendale Road, Port Sunlight

£250,000 Overs Over







LESLEY HOOKS
ESTATE AGENTS







Tucked away in the heart of Port Sunlight — one of the Wirral`s most picturesque and historic villages — this stunning Grade II listed mock Tudor cottage is the kind of property that doesn`t come along often. Full of character, brimming with charm, and beautifully presented throughout, it`s a rare chance to own a genuine piece of history without compromising on modern comfort. Step through the front door and into a welcoming hallway, complete with a handy storage cupboard — because good storage is worth its weight in gold. From here, you`re drawn into a bright and spacious lounge that flows effortlessly through to the dining room, finished with sleek Karndean flooring and anchored by a striking feature fireplace. It`s a space made for lazy Sunday mornings and lively evenings with friends in equal measure. The kitchen is where this home really shows its thoughtful side — a smart, fitted space kitted out with a double oven, integrated fridge freezer, dishwasher, and microwave. Everyday cooking becomes an absolute pleasure here, not a chore. Upstairs, a light-filled landing (with yet more built-in storage — we know, we spoil you) leads to two generous double bedrooms, both fitted with wardrobes, plus a stylish contemporary three-piece shower room that ticks every box. Outside, the rear courtyard is a real treat — laid with elegant Indian stone, it`s the perfect spot for morning coffee or evening wind-downs. A practical brick-built utility room adds valuable extra space, complete with plumbing for appliances and its own power and light. Combi-fired gas central heating and mostly secondary glazing keep things warm and efficient year-round, so all that`s left to do is move in and enjoy. And the location? Simply unbeatable. You`re just a short stroll from two train stations, a host of local shops, and all the charm Port Sunlight is famous for — the boating lake, the award-winning gardens, and the world-class Art Gallery, all on your doorstep. Properties like this don`t linger — history, character, and location rarely align this perfectly. Council tax band C. Freehold.

Hallway
9'3" (2.82m) x 4'7" (1.4m)
Lounge Dining Room
19'10" (6.05m) x 13'10" (4.22m)
Kitchen
11'3" (3.43m) x 8'1" (2.46m)

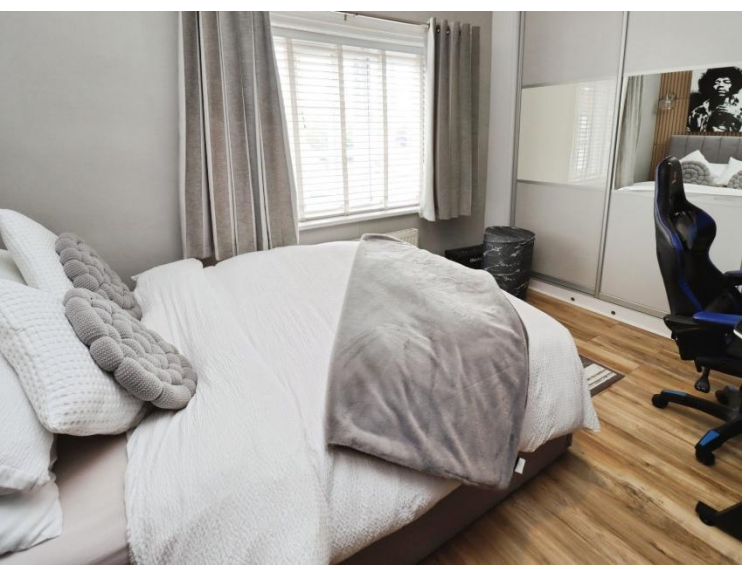
Bedroom One
10'3" (3.12m) x 13'9" (4.19m) Into Wardrobe Recess
Bedroom Two
9'3" (2.82m) x 13'9" (4.19m) Into Wardrobe Recess
Bathroom
8'1" (2.46m) x 6'1" (1.85m)

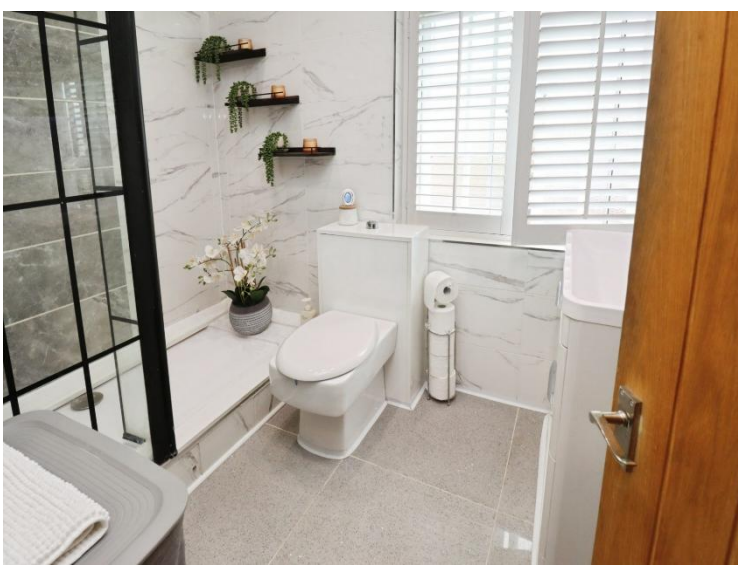














GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.

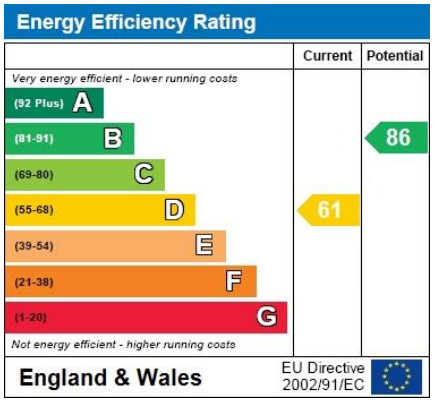


1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.7 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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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.