



Wood Street, Port Sunlight

£210,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





A listed gem worth writing home about! They say good things come in small packages, and this gorgeous Grade II listed cottage proves that great things are worth preserving. Beautifully presented and ready to welcome its next lucky owner, this two-double-bedroom home is full of charm, character, and all the period details that make listed living so special. Offered with no onward chain and sensibly priced to allow its new owner to carry out any updates or personal touches they wish, this is a rare opportunity for a buyer who wants to make their mark on a truly unique home. Whether you're a first-time buyer, a downsizer, or simply someone who appreciates a property with a story to tell, this one deserves a very close look. Inside, the welcoming reception room features attractive parquet flooring, creating a warm and characterful space to relax. The open-plan kitchen and dining area provide a sociable hub for everyday living and entertaining, with plenty of room for cooking and sit-down meals. Upstairs, you'll find two double bedrooms. The main bedroom benefits from a walk-in closet, offering valuable storage and helping to keep the room uncluttered. The second double bedroom works perfectly as a guest room, child's room or home office. A well-appointed bathroom completes the accommodation. 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)

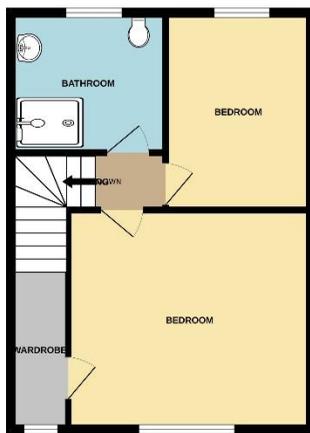
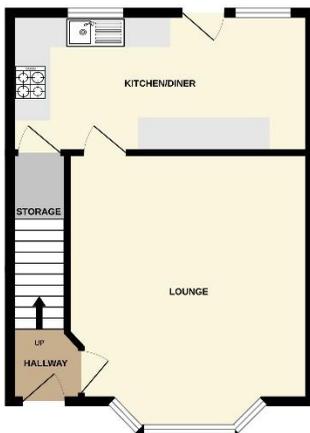






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, enclosures, measurements, fixtures, fittings and any other items are approximate and the responsibility is taken for any errors, 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 here are not tested and no guarantee as to their operability or efficiency can be given.
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Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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