



# Duke Of York Cottages, Port Sunlight

£240,000



LESLEY HOOKS  
ESTATE AGENTS







Welcome to this charming black and white mock Tudor Grade II listed cottage nestled in the heart of the historic and picturesque Port Sunlight Village! Boasting a perfect blend of character and convenience, this delightful, light and airy property is sure to capture your imagination. Step inside and be greeted by a warm and inviting ambiance, thanks to the combi fired gas central heating that keeps the cottage cosy year-round. Just a stone's throw away from Bebington train station and a variety of shops and amenities, the location couldn't be more convenient. The immaculate and quirky accommodation offers a wonderful living space, including a welcoming hall, a cosy lounge, a versatile sitting room, and a smart fitted kitchen complete with integrated appliances such as a fridge, dishwasher, oven, and induction hob. Venture upstairs to discover three generously sized bedrooms, providing ample space for relaxation and rest. The stylish three-piece bathroom is a tranquil retreat, featuring a shower and a shower screen over the bath for added convenience. Outside, the cottage presents a beautiful gated nook at the front, providing the perfect spot to enjoy a morning coffee while soaking in the atmosphere of the village. Meanwhile, a communal yard at the rear offers convenient parking arrangements. Whether you're drawn to its historic charm, its modern comforts, or its prime location, this enchanting cottage offers a truly special place to call home. Don't miss the opportunity to make memories in this wonderful abode in Port Sunlight Village! Council tax band C. Freehold.



#### **Hall**

7'2" (2.18m) x 3'4" (1.02m)

#### **Lounge**

11'0" (3.35m) x 10'8" (3.25m)

#### **Sitting Room**

12'6" (3.81m) x 11'3" (3.43m)

#### **Kitchen**

14'9" (4.5m) x 7'5" (2.26m) Max

#### **Bedroom One**

15'7" (4.75m) x 10'10" (3.3m)

#### **Bedroom Two**

11'10" (3.61m) Max x 11'10" (3.61m) Max

#### **Bedroom Three**

10'5" (3.18m) Max x 10'0" (3.05m) Max

#### **Bathroom**

6'7" (2.01m) x 5'4" (1.63m)









GROUND FLOOR



1ST FLOOR



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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