



Queen Marys Drive, Port Sunlight

£270,000



LESLEY HOOKS  
ESTATE AGENTS







Welcome to your dream home nestled in the heart of the enchanting village of Port Sunlight! This charming mock Tudor cottage, boasting a Grade II listed status, exudes character and warmth from every corner. As you step inside, you're greeted by a cosy hall leading you into the spacious lounge, complete with a captivating feature fireplace, perfect for those snug evenings by the fire. The fitted kitchen dining room is where culinary delights await and memories are made around the dining table. Upstairs, discover the tranquility of three generous bedrooms, offering ample space for relaxation and rejuvenation. The stylish bathroom, adorned with a luxurious four-piece suite, promises indulgent moments of pampering. The landing enjoys a stained glass feature which brings natural light to the area with access to the loft which is fully boarded perfect for storage. Outside, the delights continue with a paved cottage garden to the rear, basking in the glorious south westerly sun, inviting you to unwind and soak up the sunshine. With the convenience of combi-fired gas central heating, comfort is assured throughout the seasons, ensuring a cosy retreat year-round. Immerse yourself in the rich heritage of Port Sunlight, with its array of attractions including the idyllic boating lake, fascinating museum, and award-winning gardens just moments from your doorstep. The property also benefits from having the choice of two train stations, both just a couple of minutes walk away. And with the added bonus of no onward chain, your journey to owning this slice of paradise is smoother than ever. Don't miss out on the opportunity to make this captivating cottage your forever home! Council tax band C. Freehold subject to an annual ground rent of £1

#### **Hall**

6'0" (1.83m) x 3'11" (1.19m)

#### **Lounge**

17'8" (5.38m) x 14'5" (4.39m)

#### **Kitchen Dining Room**

17'11" (5.46m) x 8'0" (2.44m)

#### **Bedroom One**

15'0" (4.57m) x 9'11" (3.02m)

#### **Bedroom Two**

14'11" (4.55m) Max x 7'7" (2.31m)

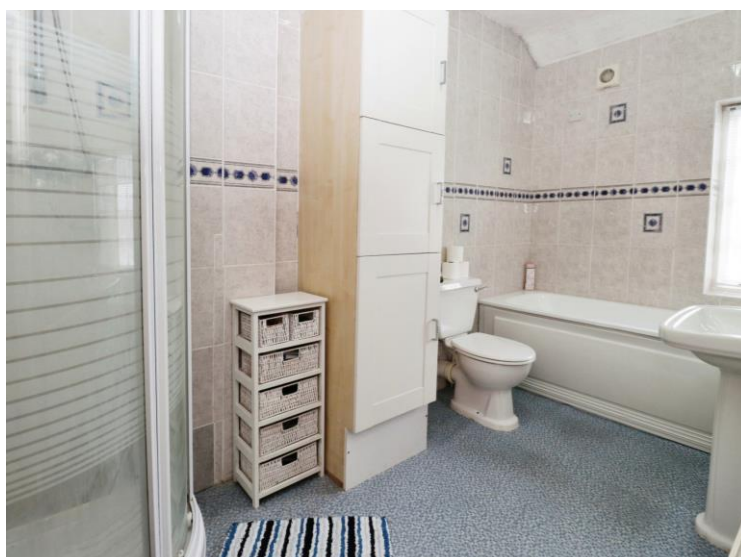
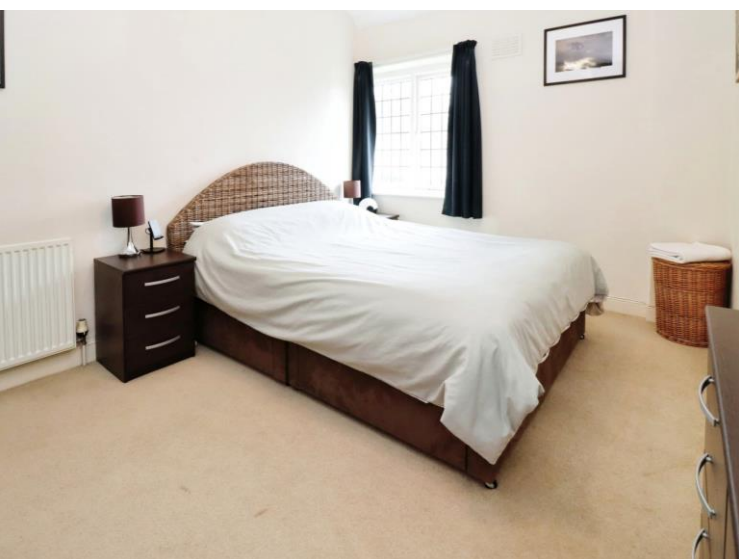
#### **Bedroom Three**

12'1" (3.68m) x 8'3" (2.51m)

#### **Bathroom**

11'7" (3.53m) x 5'8" (1.73m)



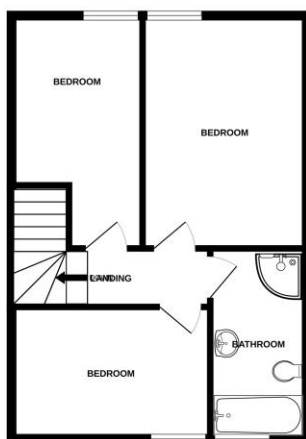
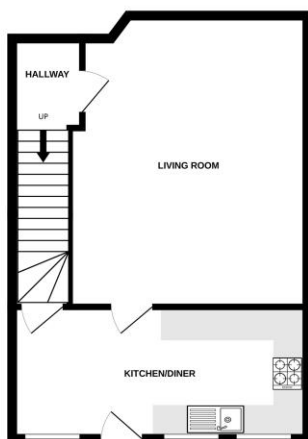






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 have not been 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](mailto:lesley@lesleyhooks.co.uk)

6 Church Road, Bebington,  
Wirral, Merseyside, CH63 7PH

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