



# Boundary Road, Port Sunlight

£175,000



LESLEY HOOKS  
ESTATE AGENTS







**\*360 VIRTUAL TOUR\*** Nestled within the picturesque village of Port Sunlight, this immaculate and spacious Grade II listed cottage offers a delightful blend of historic charm and modern comforts. With its impressive features, including a welcoming hall, a cozy lounge, a well-appointed kitchen dining room, two double bedrooms, a convenient shower room, and a southerly rear courtyard, this property presents an excellent opportunity for those seeking a comfortable and elegant home. What's more, this cottage is available with no onward chain, allowing for a hassle-free buying process. Upon entering the cottage, you are greeted by a hall with a staircase leading to the upper level. The lounge provides a warm and inviting space, perfect for relaxation or entertaining guests. Natural light floods in through the bay window, further enhancing the welcoming ambiance. The kitchen dining room is a highlight of the cottage, providing a spacious area for culinary endeavors and dining experiences. Ample storage space and countertops allow for easy meal preparation, while the dining area offers a charming spot for family meals or hosting gatherings with friends. The cottage features two generously sized double bedrooms, providing comfortable and private spaces for rest and relaxation. Each bedroom has been tastefully decorated and offers plenty of room for storage and personalization. With neutral tones and large windows, the bedrooms are filled with natural light, creating a serene atmosphere. The shower room is conveniently located on the first floor and features contemporary fixtures and fittings. This well-appointed space includes a shower enclosure, a vanity unit, and a WC, ensuring comfort and convenience for the residents. Completing the cottage is a southerly rear courtyard, providing a private outdoor area for enjoying the sunshine or hosting outdoor gatherings. The courtyard offers a peaceful retreat from the bustling village life. Furthermore, the property is offered with no onward chain, streamlining the buying process and allowing for a swift and straightforward transaction.

Located in the idyllic village of Port Sunlight, this Grade II listed cottage offers not only a stunning living space but also a charming community with its own unique character. The village is renowned for its architectural beauty, green spaces, and historic significance, making it a highly desirable place to call home. In conclusion, this immaculate Grade II listed cottage in Port Sunlight presents a rare opportunity to acquire a truly remarkable property. With its spacious interior, historic charm, and convenient location, this cottage is sure to capture the hearts of those seeking a comfortable and elegant home. Don't miss the chance to make this exceptional property yours and embrace the beauty of village living with no onward chain. Council tax band B. Freehold subject to an annual ground rent of £1.

#### **Hall**

4'6" (1.37m) x 3'10" (1.17m)

#### **Lounge**

15'5" (4.7m) x 14'6" (4.42m)

#### **Kitchen Dining Room**

17'11" (5.46m) x 9'4" (2.84m)

#### **Bedroom One**

13'10" (4.22m) Into Bay x 13'5" (4.09m)

#### **Bedroom Two**

12'9" (3.89m) x 10'10" (3.3m)

#### **Bathroom**

9'7" (2.92m) x 6'8" (2.03m)







GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.0 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other parts and appliances and any discrepancy is taken for any error, omission or misstatement. The seller is not responsible for any discrepancy and is not liable for any prospective purchaser. The services, systems and appliances shown have not been tested and are guaranteed as to their operation or efficiency for no reason.

Based on 10/10/2023

## Contact Us:

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