



New Chester Road, Port Sunlight

£240,000



LESLEY HOOKS
ESTATE AGENTS





This delightful Grade II listed semi-detached cottage exudes character and comfort, offering an enchanting living experience, nestled in the charming historic village of Port Sunlight. As you step inside, you'll be greeted by the spaciousness of this lovely abode, with its high ceilings and warm wood block flooring downstairs. The abundance of natural light filtering through the secondary glazed windows adds to the inviting ambiance. With the added convenience of combi fired gas central heating, you'll stay cosy all year round. The layout is both practical and welcoming, comprising a welcoming hallway that leads you to the inviting lounge, complete with a charming feature fireplace, perfect for cosy evenings by the fire. Adjacent is the delightful sitting room, also boasting a feature fireplace, offering ample space for relaxation and entertaining. The fitted kitchen provides a functional space for culinary delights. Venturing upstairs, you'll discover four generously sized bedrooms, each adorned with fitted wardrobes, offering ample storage for all your belongings. A well-appointed bathroom and separate WC ensure convenience for the whole household. And don't forget to explore the hidden gem – a fixed staircase leading up to the loft room, offering versatile space for a variety of uses. Outside, the cottage continues to impress. At the front, a meticulously maintained lawn, lovingly cared for by the village trust for a mere annual ground rent of £1, adds to the picturesque setting. To the rear, a heavenly cottage garden awaits, boasting a southwesterly aspect that bathes the space in sunlight. Here, you'll find charming brick-built outhouses with power and light, perfect for storage or creating your own little retreat. With its blend of historic charm, modern comforts, and idyllic surroundings, this cottage in Port Sunlight offers a truly enchanting living experience. Don't miss your chance to make this delightful property your own. Council tax band C. Freehold.

Hallway

19'0" (5.79m) x 4'4" (1.32m)

Lounge

16'5" (5m) Max x 14'6" (4.42m)

Sitting Room

17'11" (5.46m) x 13'1" (3.99m)

Kitchen

10'7" (3.23m) Max x 7'10" (2.39m)

Bedroom One

12'9" (3.89m) Into Wardrobe Recess x 11'1" (3.38m)

Bedroom Two

10'11" (3.33m) Into Wardrobe Recess x 10'8" (3.25m)

Bedroom Three

11'7" (3.53m) x 8'8" (2.64m)

Bedroom Four

10'9" (3.28m) x 7'7" (2.31m)

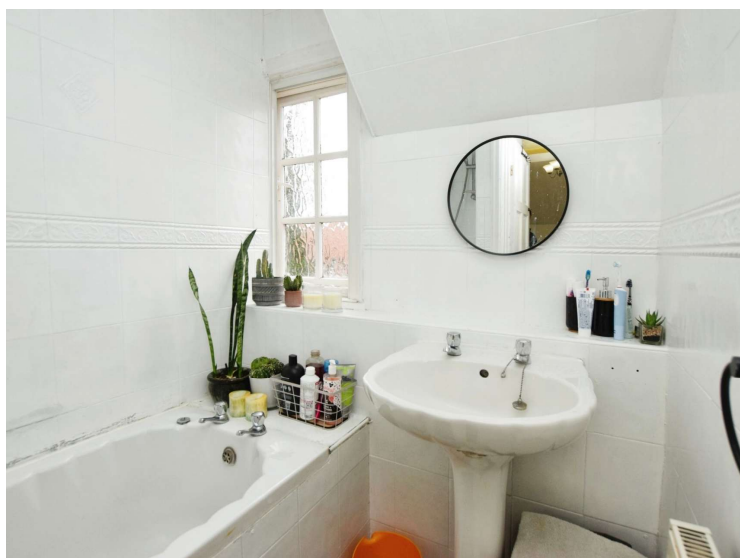
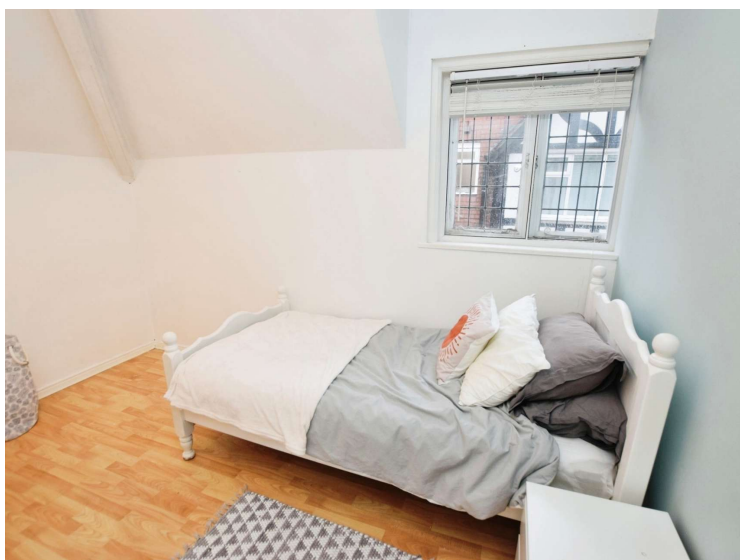
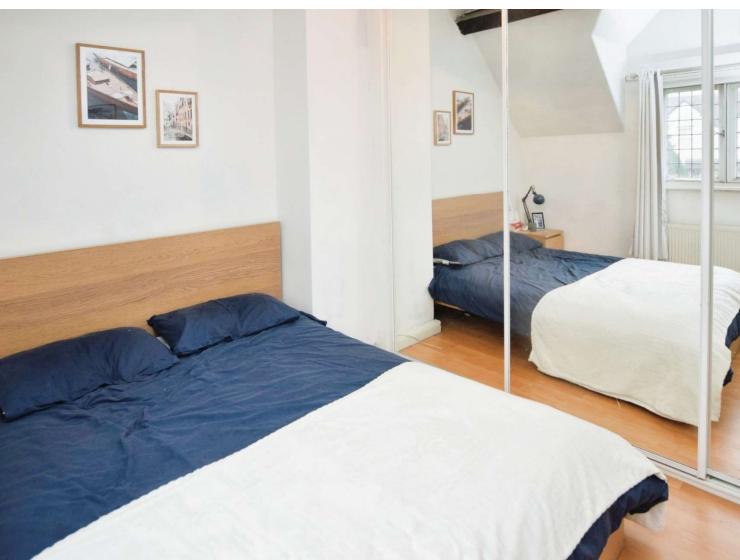
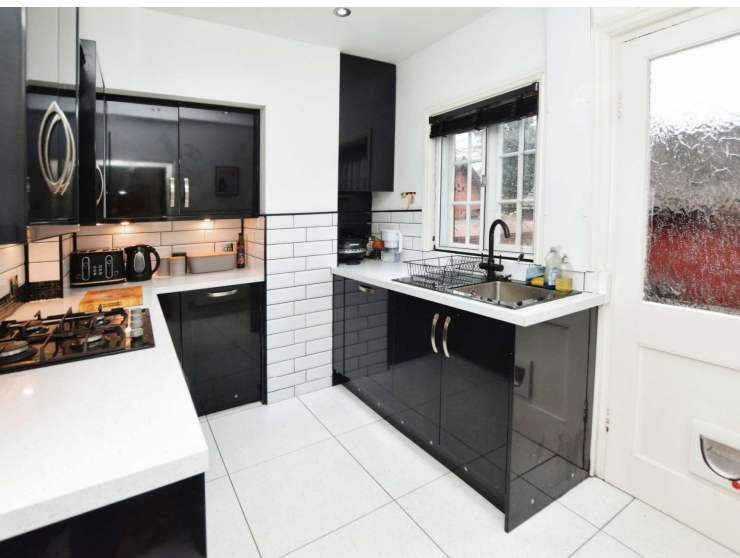
Bathroom

7'0" (2.13m) Max x 5'2" (1.57m)

WC 4'6" (1.37m) x 3'7" (1.09m)

Loft Room

15'0" (4.57m) x 7'0" (2.13m) Into Eaves





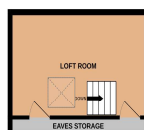
GROUND FLOOR



1ST FLOOR



2ND 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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