



# Pool Bank, Port Sunlight

£225,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to your enchanting retreat nestled in the heart of the captivating Port Sunlight Village! This charming Grade II listed cottage beckons with its timeless allure and picturesque surroundings. Step through the door and be greeted by a light and airy, cosy layout. The inviting hall leads you seamlessly into the warm and welcoming lounge, perfect for unwinding after a long day, or for hosting intimate gatherings with friends and loved ones. Adjacent, the kitchen dining room awaits, offering a delightful space for culinary adventures and shared meals. As you ascend the stairs, you'll discover the serene haven of two bedrooms, each offering a tranquil sanctuary for restful nights. The three-piece bathroom, complete with a shower and shower screen over the bath, ensures your comfort and convenience. Venturing outside, prepare to be captivated by the beauty of the most delightful and generous garden that graces the rear of the property. With a patio area to bask in the sun and enjoy al fresco dining, you'll find yourself drawn to the serene ambiance and the enchanting south-westerly aspect. Embrace the charm and allure of this timeless cottage, where history meets modern comfort, and every corner tells a story of warmth and hospitality. Welcome home to your own slice of paradise in Port Sunlight Village. Ideally situated, the property is within walking distance of two train stations and several bus routes. Local shops, schools and amenities are all within easy reach. Council tax band B. Freehold subject to an annual ground rent of £1



#### **Hall**

3'10" (1.17m) x 3'4" (1.02m)

#### **Lounge**

13'4" (4.06m) x 10'10" (3.3m)

#### **Kitchen Dining Room**

14'4" (4.37m) x 8'10" (2.69m)

#### **Bedroom One**

14'4" (4.37m) x 9'11" (3.02m)

#### **Bedroom Two**

8'6" (2.59m) x 7'4" (2.24m)

#### **Bathroom**

12'2" (3.71m) x 6'8" (2.03m)











GROUND FLOOR  
210 sq ft (20.6 sq m) approx.

1ST FLOOR  
210 sq ft (20.6 sq m) approx.



TOTAL FLOOR AREA: 636 sq ft (59.1 sq m) approx.

While every effort has been made to ensure the accuracy of the information contained herein, measurements of areas, volumes, floors and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made regarding their condition or operation.

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## Contact Us:

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