



# Duke Of York Cottages, Port Sunlight

£190,000



**LESLEY HOOKS**  
ESTATE AGENTS







Nestled in the heart of the historic village of Port Sunlight, this charming Grade II listed cottage is the perfect blend of timeless elegance and modern comfort. Ready to move into, the property welcomes you with a bright hallway leading to a cosy lounge, complete with a stunning Victorian-style cast iron fireplace—ideal for relaxing evenings. The modern fitted kitchen is a cook's dream, featuring integrated appliances, including a dishwasher and fridge freezer, offering both style and practicality. Upstairs, you'll find two generously sized double bedrooms, each with fitted wardrobes for ample storage. The stylish three-piece bathroom includes a shower over the bath with a sleek glass screen, perfect for unwinding after a long day. Perfectly situated within walking distance of local rail and bus routes, this cottage is ideal for those seeking a tranquil village lifestyle with excellent transport links. The picturesque surroundings of Port Sunlight include award-winning gardens, an art gallery, and a serene boating lake—all just a stone's throw from your front door. This property offers the perfect opportunity to enjoy the best of both worlds: historical charm and modern convenience. Council tax band C. Freehold.

#### **Hall**

4'0" (1.22m) x 3'7" (1.09m)

#### **Lounge**

14'2" (4.32m) x 13'10" (4.22m)

#### **Kitchen**

14'4" (4.37m) Max x 7'10" (2.39m)

#### **Bedroom One**

12'9" (3.89m) x 12'5" (3.78m)

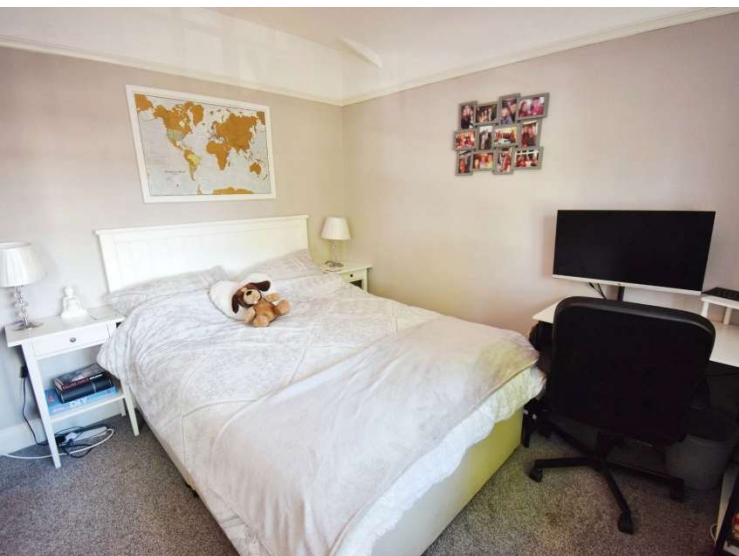
#### **Bedroom Two**

10'4" (3.15m) Into Wardrobe Recess x 9'9" (2.97m)

#### **Bathroom**

6'4" (1.93m) x 6'4" (1.93m)







Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.