



Pool Bank, Port Sunlight

£200,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in the heart of the historic and picturesque Port Sunlight Village, this charming Grade II listed end cottage offers a unique opportunity to embrace village life surrounded by timeless beauty. With the village's amenities, including an art gallery, a stunning water fountain, and award-winning gardens, all just steps away, this property is perfectly situated to enjoy the best of this renowned location. The cottage itself is brimming with potential for those seeking a rewarding renovation project. Featuring gas central heating with a combi boiler, the layout includes an inviting hallway, a bright and airy lounge with a delightful bay window, a kitchen, and a ground-floor bathroom. Upstairs, you'll find three generously sized bedrooms, perfect for family living or flexible use. To the rear, a spacious garden offers the ideal canvas to create your own outdoor retreat. With no onward chain, this property presents a fantastic opportunity to craft your dream home while preserving the charm and character of this sought-after village setting. Don't miss your chance to be part of Port Sunlight's rich history! Council tax band C. Freehold subject to an annual ground rent of £1.



Lounge

16'7" (5.05m) Into Bay x 15'0" (4.57m)

Kitchen

9'11" (3.02m) x 9'10" (3m)

Ground Floor Bathroom

6'11" (2.11m) x 4'10" (1.47m)



Bedroom One

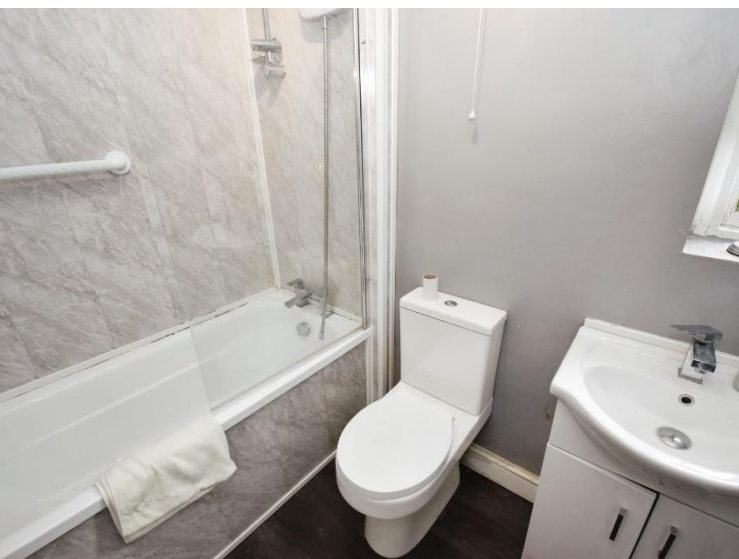
11'6" (3.51m) Into Bay x 15'2" (4.62m)

Bedroom Two

15'2" (4.62m) x 10'0" (3.05m)

Bedroom Three

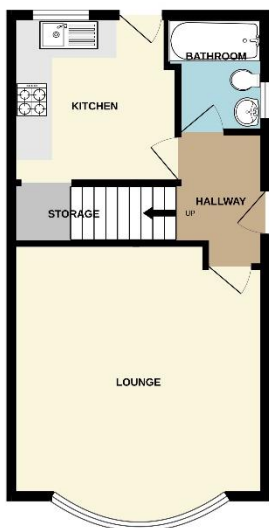
11'10" (3.61m) Max x 8'6" (2.59m) Max





GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of size, area, volume and any other items are approximate and no responsibility is taken for any inaccuracy or discrepancy. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown here will have been tested and no guarantee is given for their operation or efficiency over the years.
Made with MySimple Plans

Contact Us:

0151 644 6000

lesley@lesleyhooks.co.uk

6 Church Road, Bebington,

Wirral, Merseyside, CH63 7PH

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.