



New Chester Road, Port Sunlight

£200,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in the historic village of Port Sunlight, this charming Grade II listed cottage offers a unique blend of character and convenience. Tucked away in a peaceful corner, the property boasts a surprisingly spacious rear garden, perfect for enjoying sunny afternoons. Inside, the home is warmed by combi-fired gas central heating and features a welcoming hall, a cosy lounge with doors out to the garden, and a bright kitchen dining room, ideal for gatherings. Upstairs, you'll find three generously sized double bedrooms, a family bathroom, and a separate WC for added convenience. The south westerly facing garden and patio provide a tranquil space to relax, with the added bonus of nearby parking facilities and a rentable garage if needed. With local shops, schools, and transport links all within walking distance, and no onward chain, this cottage is perfectly positioned to enjoy all the attractions and amenities that Port Sunlight has to offer. A delightful home in an idyllic location! Council tax band B. Freehold subject to an annual £1 ground rent.



Hallway

4'5" (1.35m) x 6'0" (1.83m)

Lounge

14'11" (4.55m) x 13'8" (4.17m)

Kitchen Dining Room

13'1" (3.99m) x 16'10" (5.13m)



Bedroom One

16'11" (5.16m) x 8'8" (2.64m)

Bedroom Two

13'2" (4.01m) x 8'1" (2.46m)

Bedroom Three

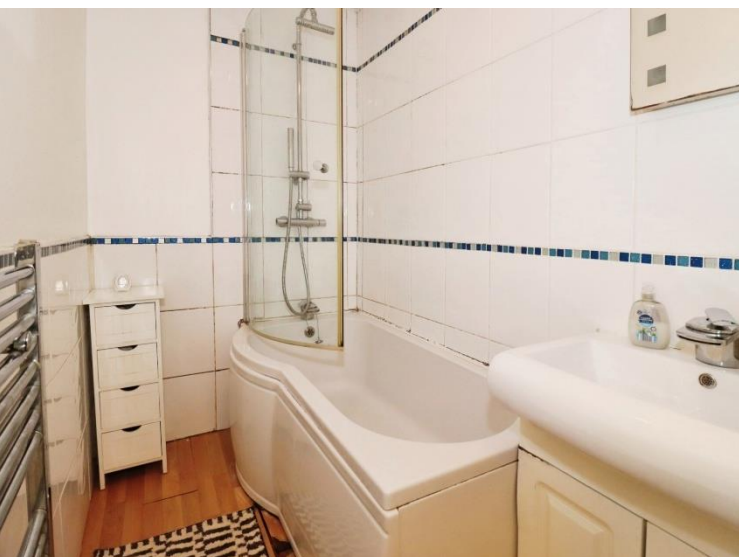
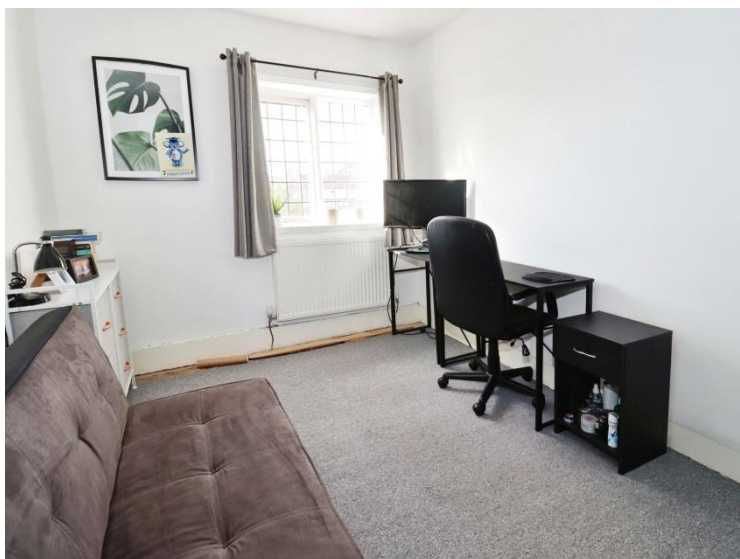
13'1" (3.99m) x 8'4" (2.54m)

WC

2'10" (0.86m) x 4'9" (1.45m)

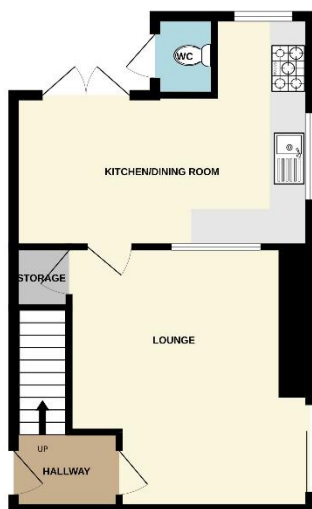
Bathroom

4'5" (1.35m) x 6'10" (2.08m)

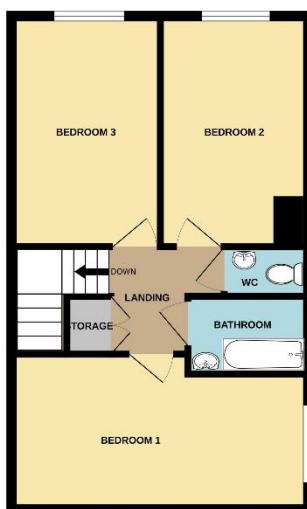




GROUND FLOOR



1ST FLOOR



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Made with Floorplan 2024

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