



The Ginnel, Port Sunlight

£1,000 PCM



LESLEY HOOKS
ESTATE AGENTS





Welcome to this delightful Grade II listed cottage, nestled in the heart of the historic and beautifully preserved Port Sunlight Village. Full of character and ready to move into, this charming home blends period features with modern comforts, offering a truly unique living experience. Step through the front door into a welcoming hall with a traditional quarry tiled floor, leading to a cosy lounge complete with parquet flooring and a striking feature fireplace with exposed brick surround and a log burner – perfect for relaxing evenings in. The fitted kitchen and dining room offers plenty of space for cooking and entertaining, and comes equipped with a cooker, making it a practical and stylish hub of the home. Upstairs, you'll find two well-proportioned bedrooms, the main bedroom boasting fitted sliding wardrobes. The spacious, modern bathroom features a four-piece suite, providing both luxury and convenience. Outside, the charming rear courtyard offers a peaceful retreat, beautifully enhanced by a lovely Acer tree – ideal for enjoying your morning coffee or a quiet afternoon. Perfectly situated, the property is just a short stroll from the many attractions of Port Sunlight, including award-winning gardens, a scenic boating lake, and the renowned Lady Lever Art Gallery. Excellent transport links are close by too, with Port Sunlight train station just minutes away. This rare opportunity to live in a piece of local heritage won't last long – early viewing is highly recommended! Council tax band C.



Hall

3'7" (1.09m) x 3'1" (0.94m)

Lounge

13'3" (4.04m) x 12'7" (3.84m)

Kitchen Dining Room

16'6" (5.03m) x 9'7" (2.92m)

Bedroom One

14'8" (4.47m) To Wardrobe x 9'10" (3m)

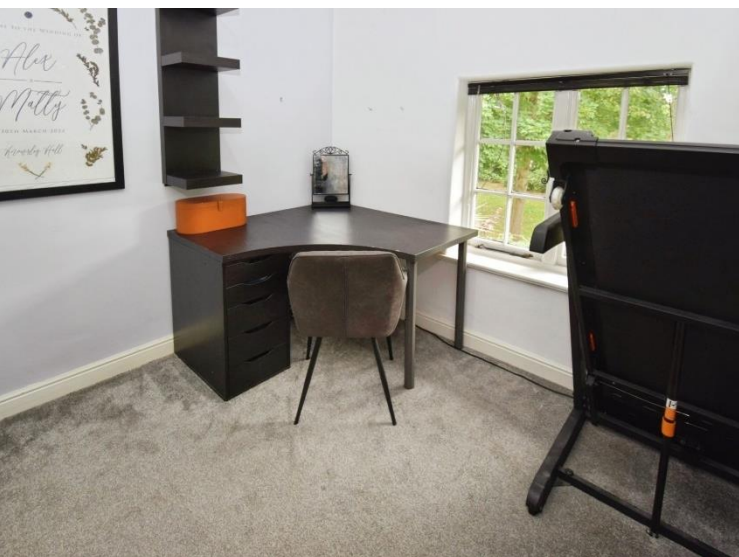
Bedroom Two

9'7" (2.92m) x 8'4" (2.54m)

Bathroom

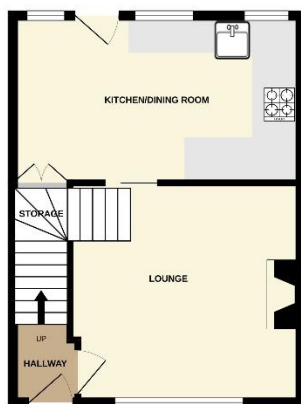
9'1" (2.77m) x 7'11" (2.41m)



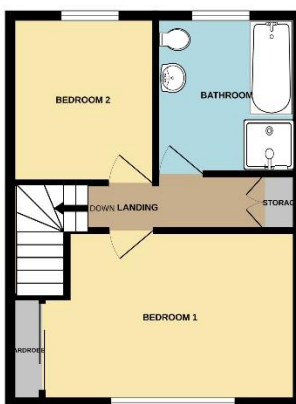




GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures concerned here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-Plus) A		88
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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