



# Greendale Road, Port Sunlight

£250,000



**LESLEY HOOKS**  
ESTATE AGENTS





Tucked away in the heart of the picturesque village of Port Sunlight, this utterly charming Grade II listed cottage is brimming with style, character, and timeless appeal – and is ready for you to move straight into. Beautifully presented throughout, the home benefits from combi-fired gas central heating and majority secondary glazing. Step inside to a welcoming hallway with elegant wood block flooring, leading to a cosy lounge complete with the same handsome flooring and a striking feature fireplace. The stylish, fitted kitchen-dining room is a real showstopper, boasting a breakfast bar, a full range of integrated appliances – including fridge-freezer, dishwasher, washing machine and double oven – and plenty of space for entertaining. A bright and airy conservatory opens through double doors to the garden, perfect for enjoying the view year-round. Upstairs, you'll find three generously sized bedrooms, two with fitted wardrobes, and a sleek, fully tiled shower room. Outside, the rear garden is truly a delight – a generous, tranquil haven bursting with mature shrubs, colourful plants, and an abundance of fruit trees, including cherry, pear and apple. A paved courtyard with brick outbuildings adds even more charm and practicality. With all the amenities of Port Sunlight on your doorstep – including the train station – this is a rare opportunity to enjoy village life in a home that blends heritage character with modern comfort. Council tax band C. Freehold subject to an annual management fee of £1.



#### **Hall**

7'8" (2.34m) x 3'0" (0.91m)

#### **Lounge**

15'0" (4.57m) x 14'5" (4.39m)

#### **Kitchen Dining Room**

18'0" (5.49m) x 9'0" (2.74m)

#### **Conservatory**

12'10" (3.91m) Max x 7'8" (2.34m) Max

#### **Bedroom One**

11'10" (3.61m) x 11'8" (3.56m) Into Wardrobe Recess

#### **Bedroom Two**

12'3" (3.73m) x 8'8" (2.64m)

#### **Bedroom Three**

9'1" (2.77m) x 9'5" (2.87m) Into Wardrobe Recess

#### **Shower Room**

8'5" (2.57m) x 5'10" (1.78m)







GROUND FLOOR

1ST FLOOR



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Made with floorplan 02/20

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