



Church Drive, Port Sunlight

£225,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away in the picturesque and ever-popular Port Sunlight Village, this beautifully presented Grade II listed end cottage is full of character, charm, and curb appeal. Perfectly blending heritage features with modern comforts, the home is ideally positioned within walking distance of local shops, schools, and two train stations—making everyday life both convenient and delightful. Step inside to discover a welcoming entrance hall leading into a spacious lounge-dining room, complete with a lovely fireplace and twin sash windows that fill the space with natural light. A separate sitting room provides a cosy second living area, with handy built-in storage and direct access to a stylish, fully tiled ground floor bathroom featuring a shower over the bath. The smart fitted kitchen is both sleek and functional, boasting integrated appliances including a dishwasher, and offers everything you need for day-to-day living or entertaining. Upstairs, you'll find two generously sized double bedrooms. The main bedroom is bright and peaceful, again with twin sash windows, while the second bedroom benefits from its own en-suite three-piece bathroom—ideal for guests or shared living. Outside, the rear of the property opens onto a charming paved garden that enjoys a sunny south-westerly aspect—a perfect spot to unwind with a cup of tea or host a summer get-together. With combi gas central heating throughout and no onward chain, this unique and characterful cottage is ready to welcome its next chapter. Council tax band C. Freehold subject to an annual £1.00 ground rent.



Hall

3'3" (0.99m) x 3'1" (0.94m)

Lounge Dining Room

16'6" (5.03m) Max x 13'0" (3.96m)

Sitting Room

12'11" (3.94m) x 11'7" (3.53m)

Ground Floor Bathroom

9'10" (3m) x 4'4" (1.32m)

Kitchen

8'4" (2.54m) x 7'5" (2.26m)

Bedroom One

16'6" (5.03m) Max x 12'11" (3.94m)

Bedroom Two

12'11" (3.94m) Max x 12'1" (3.68m)

En-Suite Bathroom

9'7" (2.92m) x 3'10" (1.17m)

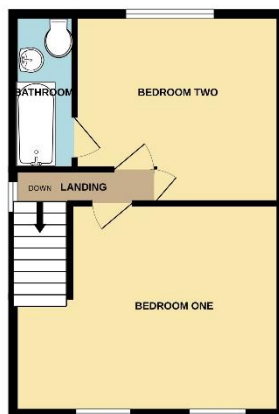






GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 886 sq.ft. (82.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measured area, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or other statements. This plan is for illustrative purposes only and should not be used as a basis for any proposed or purchase. The services, systems and materials shown have not been tested and no guarantee can be given as to their condition or effectiveness. Plans are not to scale.

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