



Sparks Croft, Port Sunlight

£210,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Modern, spacious and ready to walk straight into — this impressive end town house is one of those properties that genuinely surprises you the moment you step through the door. Bigger than it looks and better than you'd expect, it's the complete package for anyone searching for a stylish, low-maintenance home in a location that really delivers. The ground floor flows beautifully, starting with a welcoming hallway and the handy addition of a downstairs WC — a practical touch that busy households will appreciate from day one. The lounge is a lovely space to unwind, while the fitted kitchen dining room brings everyone together, combining sleek, functional design with room to cook, eat and catch up properly. Head upstairs and the space just keeps on giving. Four well-proportioned bedrooms offer real flexibility — whether you need room for a growing family, a home office, or guests — all served by a smart three-piece family bathroom. Outside, the front driveway takes the stress out of parking, while to the rear, a gorgeous garden with artificial lawn and a patio area gives you everything you need to enjoy the outdoors without the upkeep. Low maintenance, high appeal. And then there's the location. Tucked into a popular residential area, you're just around the corner from the River Walk — and those views over the Liverpool skyline are simply stunning. The beautiful and picturesque Port Sunlight village, with all its attractions is a short walk away. It's the kind of daily backdrop that never gets old. Spacious, stylish and move-in ready. What's not to love? Council tax band B. Leasehold subject to an annual service charge of £450 and there are 139 years left on the lease.



Hallway
6'6" (1.98m) x 3'6" (1.07m)
Downstairs WC
5'8" (1.73m) x 2'11" (0.89m)
Lounge
17'9" (5.41m) x 15'0" (4.57m) Max
Kitchen Dining Room
15'1" (4.6m) x 10'7" (3.23m)



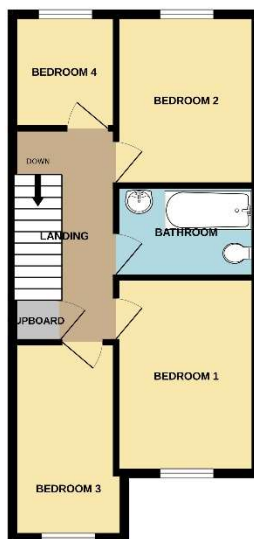
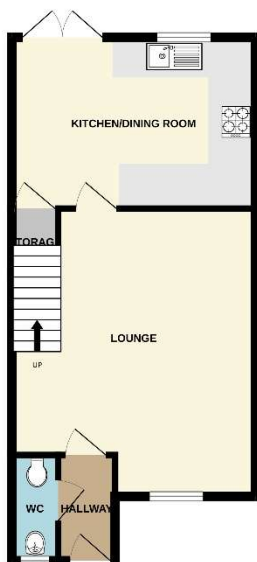
Bedroom One
12'10" (3.91m) x 8'6" (2.59m)
Bedroom Two
10'0" (3.05m) x 8'6" (2.59m)
Bedroom Three
12'0" (3.66m) x 6'2" (1.88m)
Bedroom Four
7'0" (2.13m) x 6'2" (1.88m)
Bathroom
7'9" (2.36m) x 5'4" (1.63m)





GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq. ft. (84.2 sq. m.) approx.
 *All measurements are taken to the internal face of the wall. All measurements are approximate and should not be used for any legal or financial purposes. The services, systems and appliances shown have not been tested and we give no warranty for their condition or operation. Measurements are taken to the best of our knowledge and belief.

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.