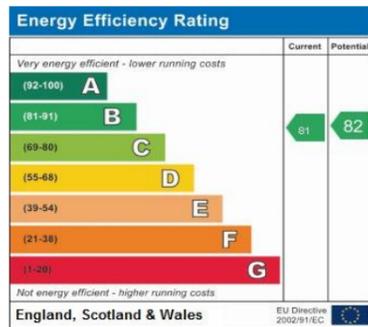


Explore the property...

EPC & Floor Plans



79 Sparks Croft  
CH62 4RZ

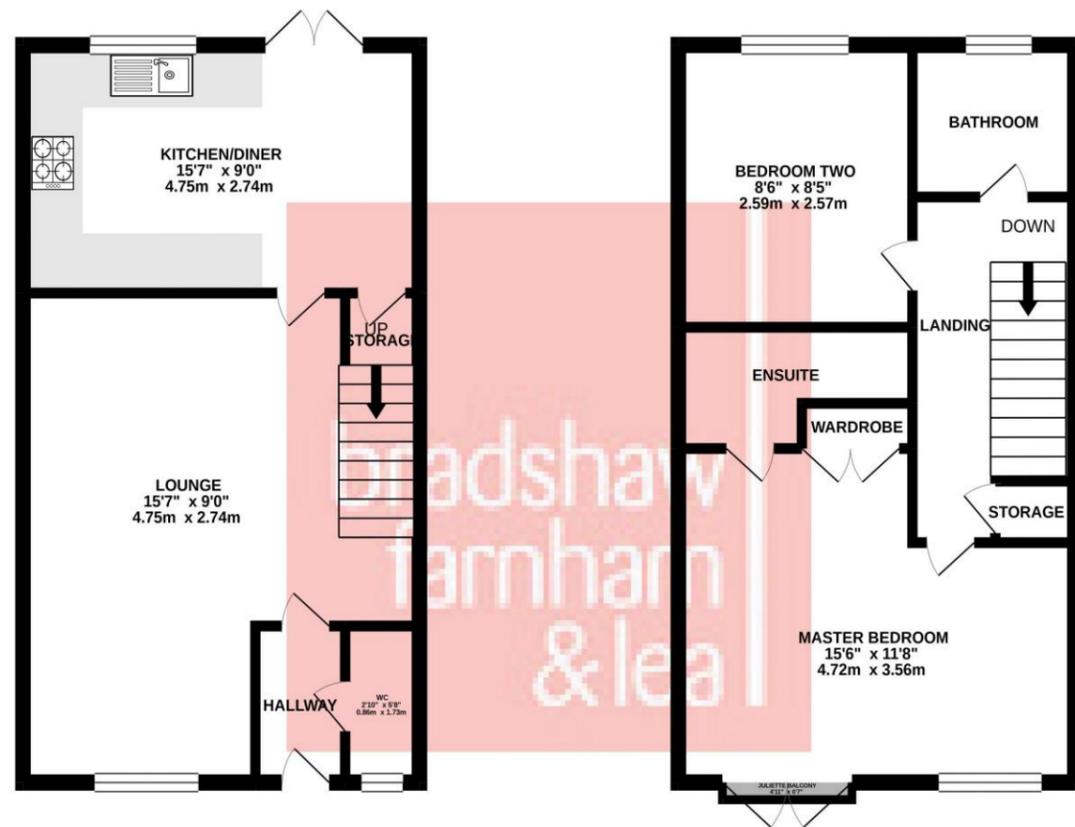
Offers in Excess of £160,000

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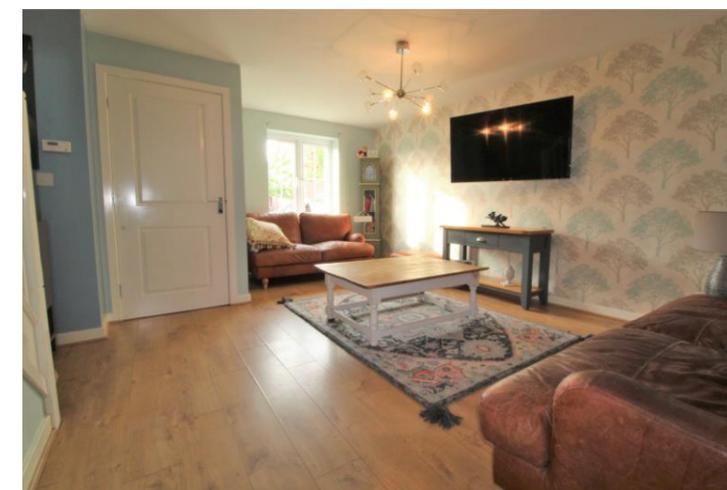
GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Tenure: Leasehold



The Small Print...

Agents Note: These particulars are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that we have not tested any apparatus, fixtures, fittings or services and as such cannot verify that they are in working order or fit for their purpose. Furthermore, solicitors should confirm that moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore, if intending purchasers need accurate measurements to order carpeting, or to ensure existing furniture will fit, they should take such measurements themselves.

Contact Bradshaw Farnham & Lea - Prenton  
Call - 0151 608 9595  
Email - prenton@bflhomes.co.uk  
Visit - 357 Woodchurch Road Prenton



- Two double bedrooms
- Mid-terrace home
- Allocated parking
- Well-presented throughout
- Open plan kitchen diner
- Downstairs WC and en-suite shower room

### About the property...

Perfect first time home! Located on Sparks Croft in Port Sunlight is this well presented, two bedroom, mid-terrace home. Close to local amenities, reputable schools and excellent transport links. Only walking distance to the Port Sunlight River Park you can enjoy stunning views over to Liverpool right on your doorstep. To the ground floor, you are welcomed in by a cosy entrance hall leading through to the living room and access to the downstairs WC. The living room is both light and airy with stairs to the first floor and access through to the kitchen diner. The kitchen has a modern finish with wall, base and drawer units with French doors out to the low maintenance, rear yard. The first floor has been changed by the current owners, converting the property from the original three bedrooms to two. This give the main bedroom an abundance of space with the en-suite shower room leading off and the beautiful Juliet balcony flooding in light. The second bedroom is also a double room and the family bathroom offers a modern three piece suite. For a buyer looking to convert the property back into a three bedroom, this can be easily achieved with minimal fuss. The property also benefits from its own allocated parking space.

### About the location...

Heading along the A41 away from Bromborough, at the roundabout with Bolton Road take the fourth exit onto Bolton Road East. Continue to follow the bend around to the right onto Dock Road North, and turn left into Sparks Croft. The property can then be found on the left hand side.

