



# Sparks Croft, Port Sunlight

£210,000



**LESLEY HOOKS**  
ESTATE AGENTS







This deceptively spacious, modern semi-detached home is tucked away in a highly sought-after residential area, offering a perfect blend of comfort, style, and convenience. Thoughtfully designed and beautifully presented, the property benefits from uPVC double glazing and efficient combi-fired gas central heating throughout. Step inside to find a welcoming hall, a handy downstairs WC, and a generous lounge ideal for relaxing or entertaining. The heart of the home is the smart fitted kitchen and dining room, complete with double doors that open out onto the garden—perfect for seamless indoor-outdoor living. Upstairs, you'll find four well-proportioned bedrooms and a contemporary three-piece bathroom, featuring a shower and screen over the bath for added practicality. Outside, the rear garden is a real treat, boasting a low-maintenance artificial lawn and a lovely patio area, ideal for enjoying those sunny afternoons. The property also includes two allocated, secure parking bays for added peace of mind. Ideally located, you're just a short stroll from local shops, reputable schools, and excellent transport links. And for those who love the outdoors, the stunning Port Sunlight River Walk—with its breathtaking views of the Liverpool skyline—is just a minute's walk away. This is a fantastic opportunity to secure a modern home in a truly desirable location. Council tax band B. Leasehold subject to an annual service charge of £250.00 and there are 140 years left on the lease.



#### **Hall**

6'6" (1.98m) x 3'7" (1.09m)

#### **Downstairs WC**

5'8" (1.73m) x 2'9" (0.84m)

#### **Lounge**

17'10" (5.44m) Max x 15'2" (4.62m)

#### **Kitchen Dining Room**

15'2" (4.62m) x 10'8" (3.25m)

#### **Bedroom One**

12'9" (3.89m) x 8'7" (2.62m)

#### **Bedroom Two**

10'1" (3.07m) x 8'7" (2.62m)

#### **Bedroom Three**

11'11" (3.63m) x 6'3" (1.91m)

#### **Bedroom Four**

7'2" (2.18m) x 6'3" (1.91m)

#### **Bathroom**

7'9" (2.36m) x 5'6" (1.68m)



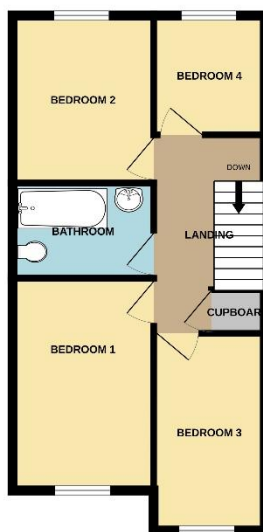
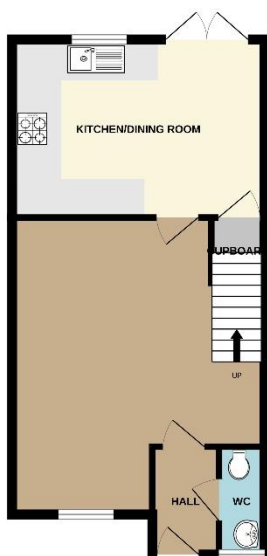






GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (82.7 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan, measured floor area, room dimensions, room layouts, room names and any other details are approximate and a separate floor plan is issued for any sale or lease agreement. This plan is for illustrative purposes only and should not be used for any other purpose. The floorplan is not a legal document and does not constitute a guarantee of any kind. It is the responsibility of the purchaser to verify the details of the property and to ensure that the floorplan is accurate.

## Contact Us:

**0151 644 6000**

[lesley@lesleyhooks.co.uk](mailto: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.