



## Sparks Lane, Thingwall, Wirral CH61 7XF

- Spacious Three Bedroom End Terraced Residence
- Well Appointed and Maintained Family Living Space
- Three Good Sized Bedrooms, Bathroom and Separate W.C
- Generous Sized Enclosed Rear Garden with Patio and Lawn
- Offered to the Sales Market with No Onward Chain
- Hall, Lounge Diner, Second Reception Room and a Fitted Kitchen
- Ample Off Road Parking and Integral Single Garage
- Close to Amenities, Transport Links and Excellent Schools



Offers Over £220,000



















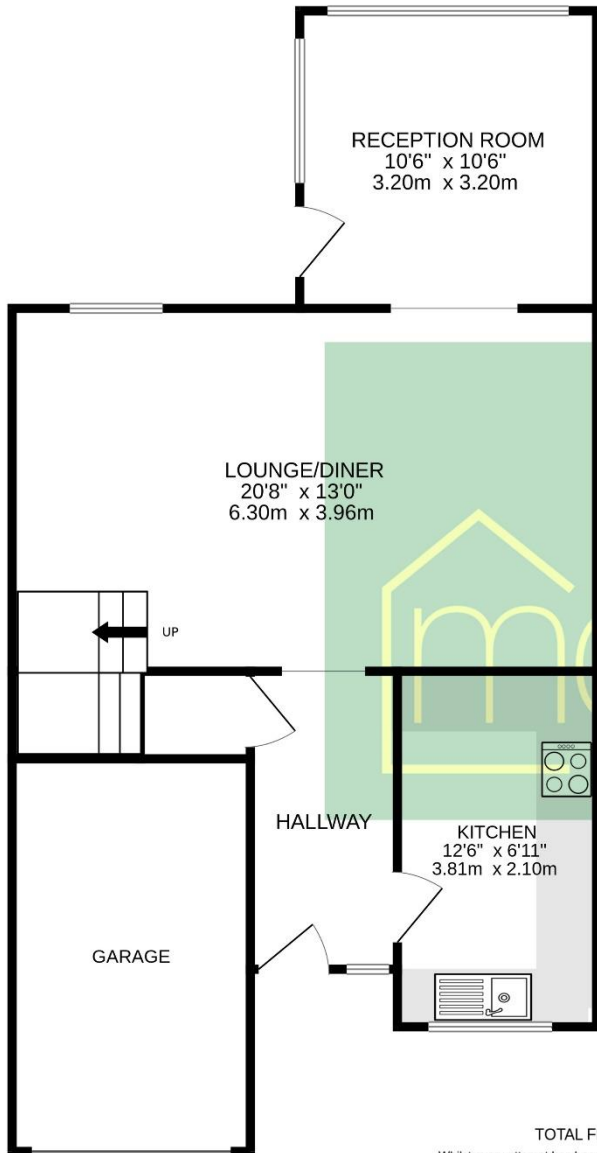




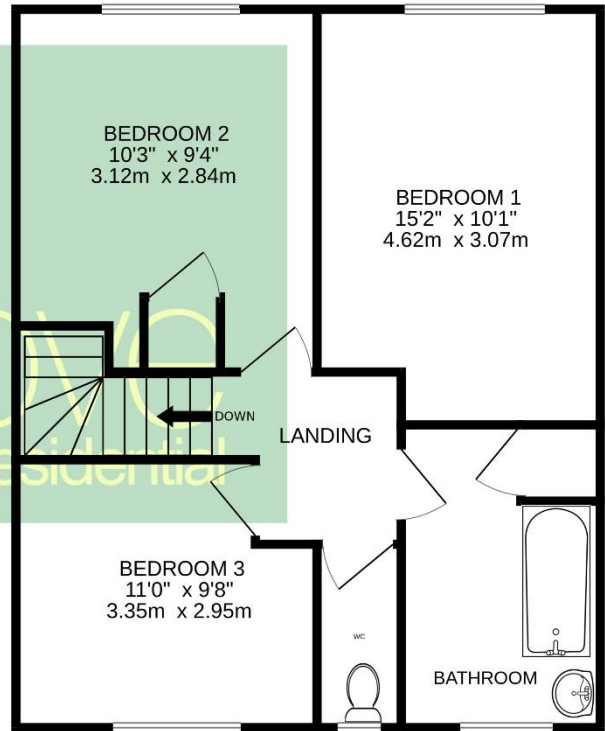




GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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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## Description

Offered for sale with no onward chain, Move Residential are delighted to showcase this impressive three bedroom end terraced home which occupies a generous sized plot in the highly sought after area of Thingwall. Well maintained and appointed with a fresh décor throughout the accommodation briefly comprises a hallway, spacious lounge diner with further reception room off and to the front of the property a well fitted kitchen. To the first floor you have three sizeable bedrooms and a bathroom with separate W.C. Boasting ample off road parking, integral garage and to the rear you have a large enclosed rear garden beautifully manicured with patio and lawned areas. Situated within easy reach of amenities, transport links and excellent schools for all age groups. A closer inspection is strongly recommended to appreciate this home in full.

## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.