



# 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 it's 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 Ground Rent 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)





