



## 6 Greyfriars Road

, Southport, PR8 2QJ

£500,000





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## External

### Front Garden

Welcome to the inviting front garden of this property, where a tastefully designed block-paved drive leads the way to an elegant brick wall that not only adds security but also enhances the curb appeal. Framed by mature shrubs and trees, the front garden exudes a sense of tranquillity. The convenient garage access ensures ease of entry, and a small, well-maintained lawn adds a touch of greenery. An outside light illuminates the entrance, creating a warm and welcoming ambience.

### Rear Garden

Step into the enchanting rear garden, a perfect blend of relaxation and entertainment. A spacious patio provides an ideal spot for al fresco dining or simply enjoying the outdoors. The well-manicured lawn offers a green oasis, complemented by an outside tap for convenient gardening. A security light ensures safety and peace of mind during the evenings. The focal point of the garden is a feature pond with a soothing waterfall, adding a touch of serenity. For culinary enthusiasts, an outdoor BBQ promises delightful gatherings under the open sky. Access to the garage from the rear completes the seamless flow between indoor and outdoor spaces.

### Garage

28'02 x 10'04 (8.59m x 3.15m )

The garage boasts an electric door, combining functionality with modern convenience. Inside, find a well-lit and powered space, providing ample room for storage or a workshop. Whether it's for parking your vehicles or pursuing hobbies, the garage is equipped to meet your needs. The harmonious integration of power and lights enhances the versatility of this space, making it an integral part of this well-appointed property.

### Porch

6'00x 7'01 (1.83mx 2.16m)

Step into luxury through the tiled flooring of this inviting porch, featuring UPVC double-glazed windows and doors. Flooded with natural light, the porch serves as a delightful introduction to the property, seamlessly blending style and practicality.

## Entrance Hall

7'01x15'01 (2.16mx4.60m)

The entrance hall welcomes you with the elegance of UPVC double-glazed windows, providing a glimpse of the outdoors. The plush carpet flooring adds warmth to the space, complemented by a convenient storage cupboard. A harmonious fusion of comfort and functionality awaits within this tastefully designed entry point.

## Bedroom One

13'08 x 12'04 (4.17m x 3.76m)

Elegance meets functionality in this room, adorned with UPVC double-glazed windows offering a picturesque view of the front elevation. The room boasts plush carpet flooring, a radiator for optimal comfort, and thoughtfully designed fitted wardrobes, combining style and storage seamlessly.

## Bathroom

8'04 x 8'04 (2.54m x 2.54m )

Indulge in luxury within the fully tiled bathroom, featuring a walk-in corner shower and UPVC double-glazed frosted windows that maintain privacy. The chrome towel rail adds a touch of sophistication, complemented by downlights that create a relaxing ambience. The bathroom is equipped with a bath with shower attachments, a sink vanity, and a WC, offering a spa-like experience in the comfort of your home.

## Office- Bedroom Four

10'11x11'11 (3.33mx3.63m)

Versatility defines this space, currently serving as an office. The UPVC double-glazed doors open to the rear of the property, inviting natural light. Carpeted floors and a radiator ensure a comfortable workspace or a cosy retreat.

## Kitchen

11'09 x 11'10 (3.58m x 3.61m )

Discover culinary delight in the well-appointed kitchen featuring tiled flooring and UPVC double-glazed windows that frame views of the side and rear elevations. The Belfast sink with chrome mixer taps adds a touch of vintage charm, complementing the range of wall and base units. The kitchen is equipped with an oven range, promising a perfect blend of functionality and style.

### Conservatory

9'10 x 10'07 (3.00m x 3.23m )

Embrace the outdoors in the charming conservatory, featuring tiled flooring and a part-brick wall. This versatile space seamlessly connects the indoors with the beauty of nature, offering a serene retreat for relaxation or entertaining guests.

### Lounge

12'10 x 30'07 (3.91m x 9.32m )

Relax in the inviting lounge adorned with carpet flooring, two radiators for optimal comfort, and a logburn fire, creating a cozy ambiance. The UPVC double-glazed window frames the outside view, while a designated TV point adds modern convenience to this elegant living space.

### Landing

7'00 x 3'03 (2.13m x 0.99m )

Ascend the carpeted stairs to the welcoming landing, where comfort meets functionality. The plush carpet continues, providing a seamless transition from the staircase. The landing also features an airing cupboard, offering practical storage solutions within easy reach.

### Bedroom Two

12'10 x 18'09 (3.91m x 5.72m )

Elegance and comfort define Bedroom Two, where a soft carpet underfoot invites relaxation. UPVC double-glazed windows allow natural light to fill the room, creating a bright and inviting space. Stay organized with thoughtfully designed fitted cupboards, while a radiator ensures a cozy atmosphere in this tastefully appointed bedroom.

### Bedroom Three

16'02 x 12'04 (4.93m x 3.76m )

Discover the charm of Bedroom Three, bathed in natural light through UPVC double-glazed windows overlooking the rear elevation. The carpeted flooring adds warmth, while the radiator ensures comfort. Wall lights offer a soft and inviting ambiance, complementing the fitted cupboards for convenient storage. Loft access provides additional possibilities in this versatile bedroom.

### Bathroom

6'04 x 7'03 (1.93m x 2.21m )

Indulge in the tranquility of the fully tiled bathroom, featuring a bath with a shower above. The thoughtful inclusion of an extractor fan enhances ventilation, contributing to a fresh and comfortable environment. The bathroom is complete with modern amenities, including a WC and wash hand basin, creating a stylish and functional space for relaxation.



Road Map



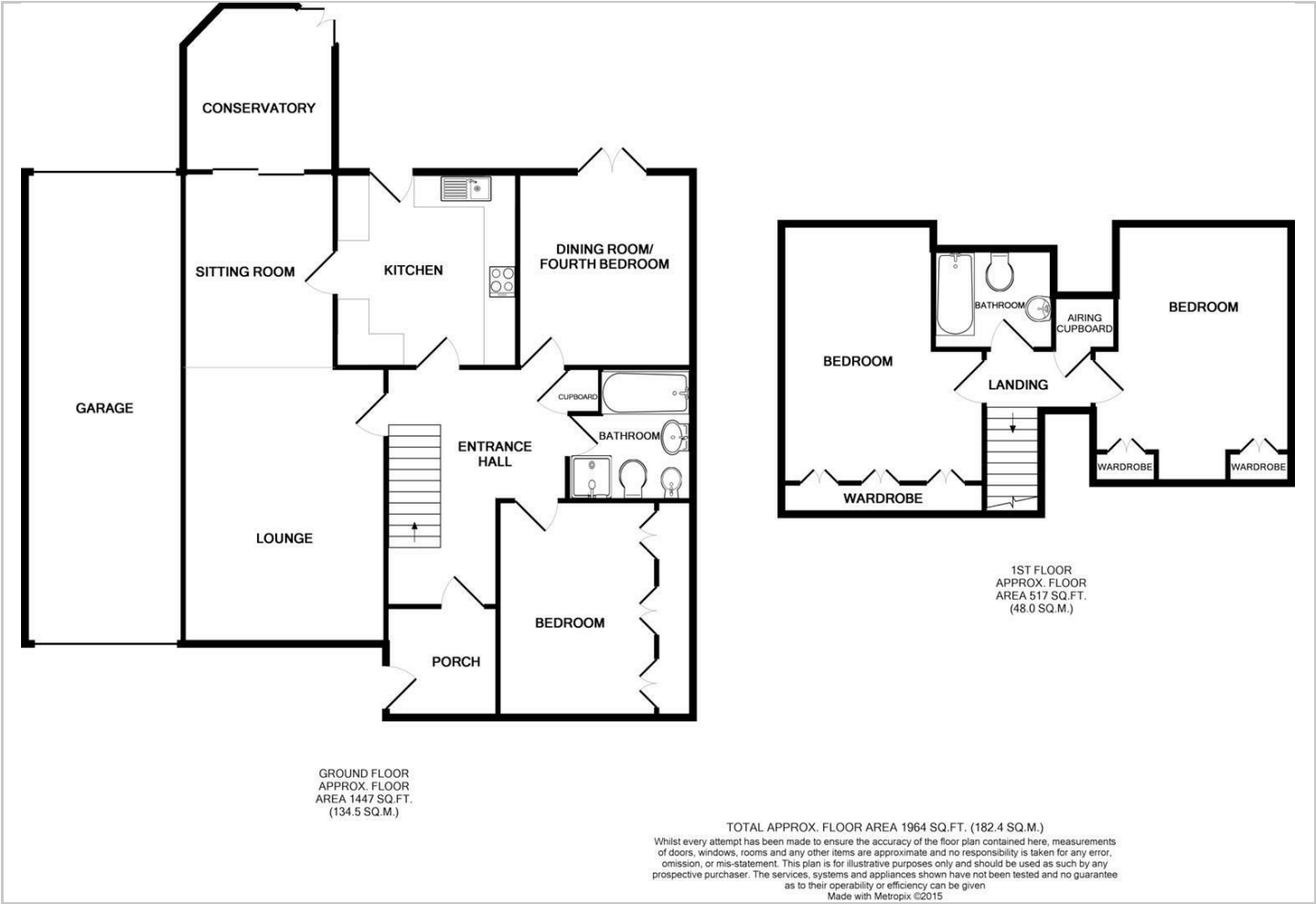
Hybrid Map



Terrain Map



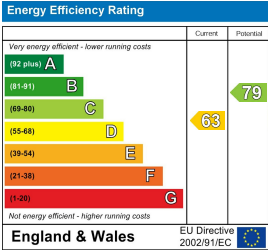
Floor Plan



Viewing

Please contact our Michael Moon Office on 0151 924 1000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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