



37 Glencoyne Drive, Southport, PR9 9TT
£235,000

PROPERTY
PERSPECTIVE

GROUND FLOOR

Lounge 13'7" x 12'4" (4.15 x 3.76m)

High quality wood effect laminate flooring with under-stair storage cupboard and French doors leading through to the kitchen/diner

Kitchen area 9'3" x 15'7" (2.83 x 4.77m)

High gloss tile flooring with blind and spotlighting. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, microwave, dishwasher and washing machine

Dining area 9'8" x 14'4" (2.95 x 4.39m)

High gloss tile flooring with patio doors leading to the rear garden, spotlighting and blind

Study/Bedroom 12'5" x 6'2" (3.81 x 1.88m)

High quality wood effect laminate flooring with blind

Shower room

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, floor to ceiling tiled decor and radiator

FIRST FLOOR

Bedroom 15'0" x 13'6" (4.58 x 4.13m)

Carpet flooring with window to the front elevation, fitted wardrobes and blind

Bedroom 8'11" x 9'3" (2.74 x 2.84m)

Carpet flooring with window to the rear elevation, curtains and blind

Bathroom

High gloss tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, spotlighting and floor to ceiling tiled decor

EXTERNAL

Well presented rear garden, enclosed by panel fencing. Driveway to the front of the property, capable of accommodating 2 vehicles.