



Graylands Road, Port Sunlight

£220,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this extended semi-detached home offering a warm and welcoming feel, perfectly suited to modern family living. Stepping inside, you are greeted by a spacious hallway leading through to a comfortable lounge, ideal for relaxing evenings. The heart of the home is the open-plan kitchen and family room, providing a fantastic space for everyday living and entertaining, complemented by a useful utility area and a convenient downstairs WC. To the first floor the property boasts three well proportioned bedrooms, along with a stylish three-piece family bathroom. To the front of the home benefits from a driveway providing off-road parking, while the rear garden offers a pleasant outdoor space to enjoy, perfect for summer gatherings. Situated in a popular residential area, the property is a couple of minutes walk away from the river park with stunning views over the Liverpool sky line. Port Sunlight village with all its attractions is also a couple of minutes walk away. Bromborough retail park with its array of shops and leisure pursuits is a five minute drive away. Council Tax Band A. Freehold.

Hallway

12'4" (3.76m) x 5'6" (1.68m)

Lounge

15'5" (4.7m) Into Bay x 11'3" (3.43m)

Open Plan Kitchen Family Room

18'1" (5.51m) x 15'9" (4.8m)

Utility Area

22'5" (6.83m) x 4'2" (1.27m)

Downstairs WC

9'6" (2.9m) x 3'8" (1.12m)



Landing

5'5" (1.65m) x 5'11" (1.8m)

Bedroom One

12'11" (3.94m) Into Bay x 8'11" (2.72m) To Wardrobe

Bedroom Two

10'10" (3.3m) x 8'11" (2.72m) To Wardrobe

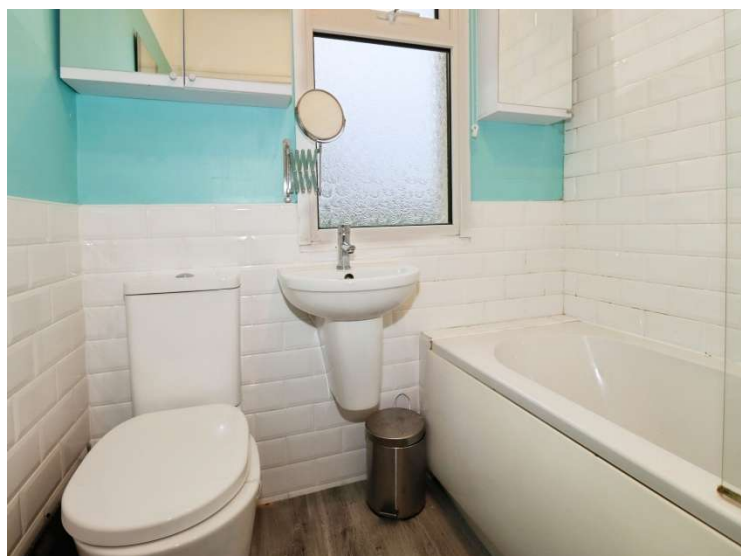
Bedroom Three

10'0" (3.05m) x 6'8" (2.03m)

Bathroom

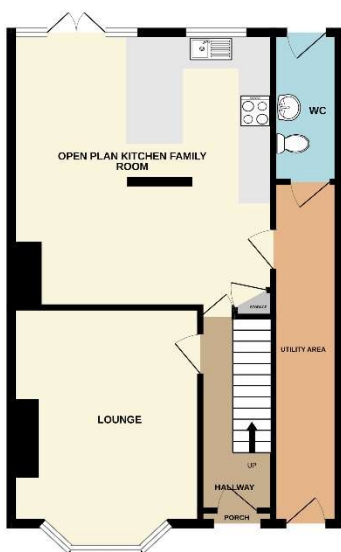
5'10" (1.78m) x 5'10" (1.78m)







GROUND FLOOR
646 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 1027 sq.ft. (95.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should not rely on such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Ride and Storage, Ltd.

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