



# Graylands Road, Port Sunlight

£220,000



**LESLEY HOOKS**  
ESTATE AGENTS





This charming semi detached home is perfect for families or first time buyers. Step inside and you are welcomed by a warm and inviting hallway. The lounge provides the perfect space for relaxing in the evening or spending time together as a family. At the back of the house, the dining room opens straight into the kitchen, a simple but brilliant layout that makes everyday life so much easier. It is a sociable space where family meals, morning routines, and weekend catch-ups all happen naturally. A handy utility area connects front to back, giving you that extra bit of practical space every busy household needs.

To the first floor you will find three comfortable bedrooms and a stylish shower room. Outside, there is a driveway with off-road parking and to the rear of the property a garden that is simply lovely. Whether it is children playing, summer evenings outside, or just a quiet cup of tea in the fresh air, it is a space you will really use and enjoy. 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. Freehold. Council tax band A.



**Hallway**

12'3" (3.73m) x 5'6" (1.68m)

**Lounge**

11'5" (3.48m) Into Bay x 11'4" (3.45m)

**Dining Room**

11'11" (3.63m) x 10'11" (3.33m)

**Kitchen**

14'5" (4.39m) x 5'10" (1.78m)

**Utility Area**

15'2" (4.62m) x 4'0" (1.22m)

**Landing**

7'7" (2.31m) Max x 6'8" (2.03m)

**Bedroom One**

13'0" (3.96m) Into Bay x 8'3" (2.51m) To Wardrobe

**Bedroom Two**

10'11" (3.33m) x 9'1" (2.77m) To Wardrobe

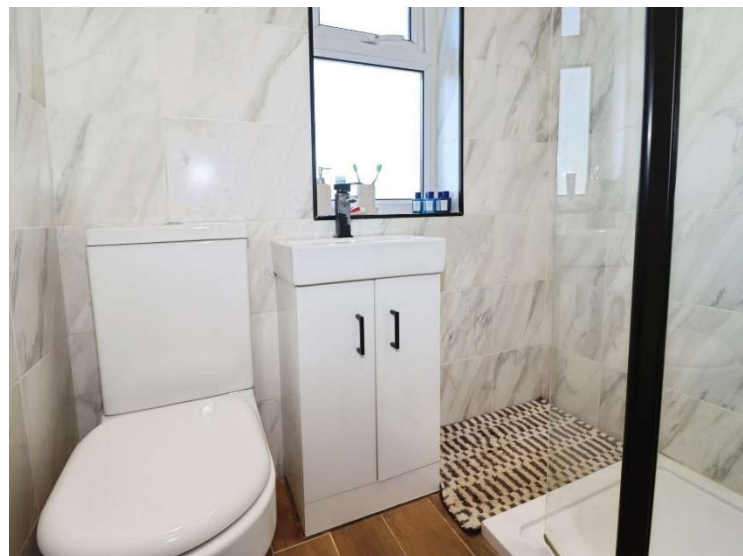
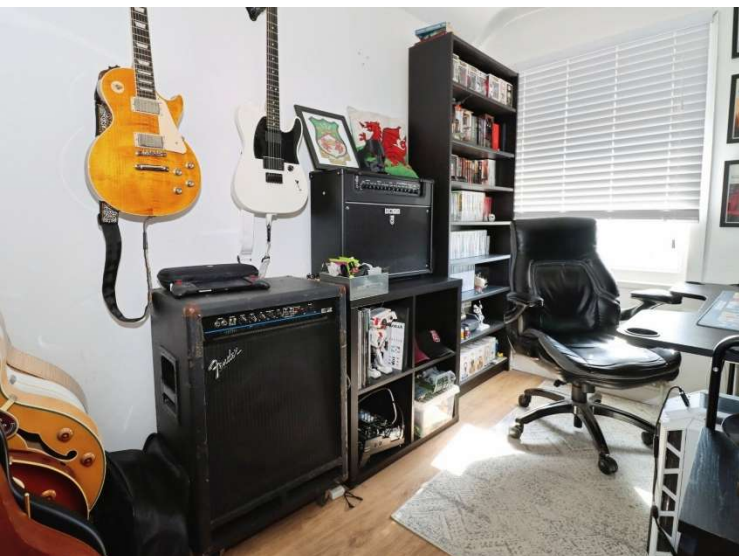
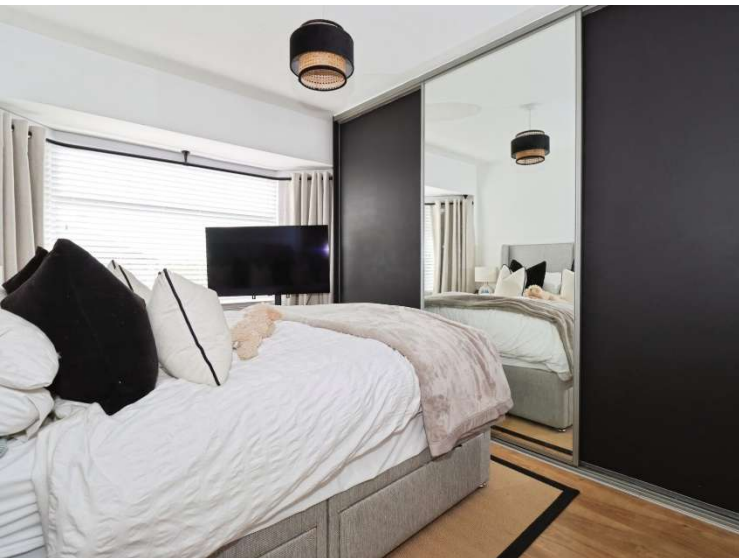
**Bedroom Three**

9'11" (3.02m) x 6'7" (2.01m)

**Bathroom**

5'6" (1.68m) x 5'9" (1.75m)

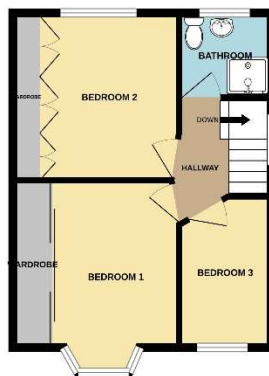






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the fixtures contained here, measurements of doors, windows, floors and any other items are approximate as far as possible to allow for any minor variations or mis-measurements. 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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