



44 Graylands Road, Liverpool, L4 9UQ
£155,000

GROUND FLOOR

Lounge 12'6" x 11'6" (3.83m x 3.52m)

High quality wood effect laminate flooring with patio doors leading to the rear garden, curtains and blind

Dining area 9'11" x 13'6" (3.04m x 4.14m)

High quality wood effect laminate flooring with open aspect through to extension to the front of the property

Extension 5'6" x 11'8" (1.69m x 3.57m)

High quality wood effect laminate flooring with curtains and blind

Kitchen 12'6" x 8'1" (3.83m x 2.48m)

Tile flooring with access to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

FIRST FLOOR

Bedroom 9'11" x 13'10" (3.03m x 4.23m)

High quality wood effect laminate flooring with window to the front elevation, fitted wardrobes and blind

Bedroom 9'0" x 11'6" (2.76m x 3.51m)

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

Bedroom 9'8" x 9'0" (2.95m x 2.75m)

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

Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and tiled decor

EXTERNAL

Well presented rear garden, enclosed by panel fencing with laid to lawn and decking area. Roadside parking to the front of the property.

