



4  2  2 

Windy Arbor Close, Whiston

£250,000

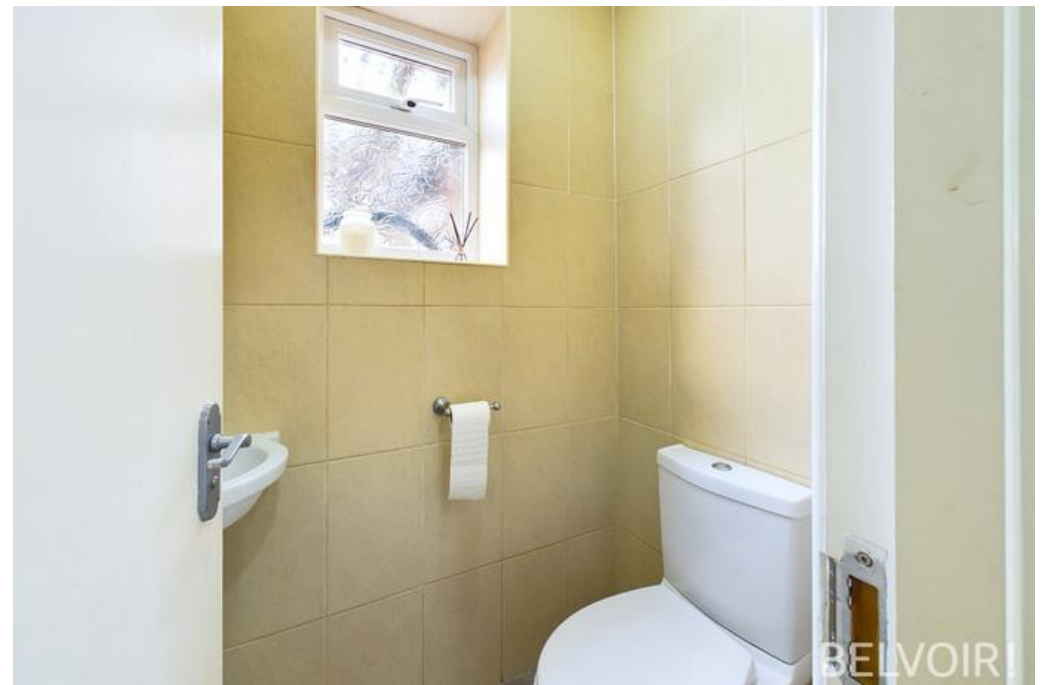
**BELVOIR!**



## Key Features

- > FOUR BEDROOMS
- > DRIVEWAY
- > FREEHOLD
- > GARAGE
- > CONSERVATORY
- > EPC rating C







On a prime plot on the sought-after Windy Arbor Close, this delightful four-bedroom semi-detached home offers a perfect blend of space, functionality, and comfort. Thoughtfully designed with modern family living in mind, the property boasts a welcoming atmosphere and a well-balanced layout that ensures convenience at every turn.

Stepping through the front door, you are greeted by a spacious hallway, creating an immediate sense of openness. This inviting entrance space provides access to the main living areas, offering a seamless flow throughout the home. The generous lounge is bathed in natural light, providing a warm and comfortable setting to relax, entertain, or spend time with family. Large windows enhance the bright and airy feel, making it an ideal space to unwind.

Moving further into the property, the kitchen/diner serves as the heart of the home, designed for both practicality and social interaction. With ample space, it allows for effortless mealtimes and gatherings. Thoughtfully arranged, the kitchen provides plenty of worktops and storage, catering to all culinary needs. Adjoining this area is a sunroom, a stunning extension of the living space that floods with natural light, making it a perfect spot to enjoy the garden views in comfort, no matter the season.

The home also benefits from a downstairs W.C., adding an extra level of convenience for guests and busy households alike. A garage and private driveway provide ample parking and storage solutions, ensuring practicality without compromising on space.

The outdoor area offers a private rear garden, perfect for both relaxation and recreation. Whether enjoying a morning coffee on the patio, hosting summer barbecues, or simply unwinding in a peaceful environment, the garden provides a versatile and enjoyable outdoor retreat.

This home is within close proximity to essential amenities, well-regarded schools, and excellent transport links, making it an excellent choice for families, professionals, and anyone looking for a blend of comfort and convenience.

This beautifully presented property is a fantastic opportunity for those seeking a spacious and well-maintained home in a prime location.











## HALLWAY

6'10" x 3'9" (2.1m x 1.1m)

Vinyl to floor. Radiator to wall. Door to front aspect.

## LOUNGE

13'9" x 10'2" (4.2m x 3.1m)

Vinyl to floor. Window to front aspect. Radiator to wall. Media wall.

## KITCHEN/DINER

20'3" x 8'6" (6.2m x 2.6m)

Vinyl to floor. Radiators to walls. Window to rear aspect. Window to side aspect. Velux windows. Access to conservatory.

## SUNROOM

12'2" x 14'4" (3.7m x 4.4m)

Tiles to floor. Heater to wall. Patio doors to rear aspect.

## W.C

4'0" x 3'8" (1.2m x 1.1m)

Vinyl to floor. Basin. Toilet. privacy window to side aspect.

## LANDING

3'4" x 7'0" (1m x 2.1m)

Carpet to floor. Radiator to wall. Access to all upper rooms. Window to side aspect.

## BATHROOM

7'6" x 6'11" (2.3m x 2.1m)

Tiles to floor. Privacy window to rear aspect. Heated towel rail to wall. Toilet. Basin. Bath & shower.

## MAIN BEDROOM

13'0" x 11'0" (4m x 3.4m)

Carpet to floor. Bay window to rear aspect. Fitted wardrobes. Radiator to wall.

## BEDROOM TWO

10'10" x 7'9" (3.3m x 2.4m)

Carpet to floor. Radiator to wall. Window to front aspect.

## BEDROOM THREE

10'1" x 9'3" (3.1m x 2.8m)

Carpet to floor. Radiator to wall. Window to rear aspect.

## BEDROOM FOUR

7'9" x 9'4" (2.4m x 2.8m)

Carpet to floor. Radiator to wall. Window to front aspect.

## GARAGE

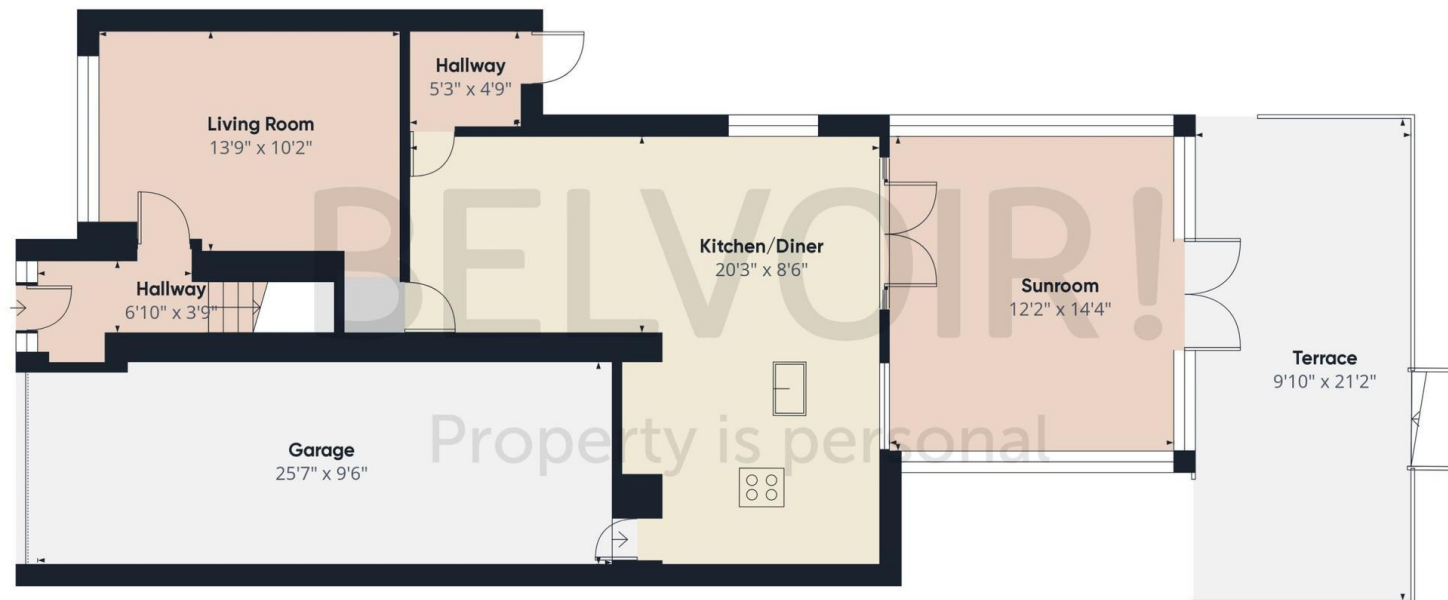
25'7" x 9'6" (7.8m x 2.9m)

Concrete floor. Garage door to front aspect.

## DISCLAIMER

We endeavour to make our property particulars as informative & accurate as possible, however, they cannot be relied upon. We recommend all systems and appliances be tested as there is no guarantee as to their ability or efficiency. All photographs, measurements & floorplans have been taken as a guide only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Solicitors should confirm moveable items described in the sales particulars are, in fact included in the sale due to changes or negotiations. We recommend a final inspection and walk through prior to exchange of contracts. Fixtures & fittings other than those mentioned are to be agreed with the seller.





Floor 0



Floor 1



**Approximate total area<sup>®</sup>**

1461.95 ft<sup>2</sup>

**Balconies and terraces**

209.47 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



Contact us today to arrange a viewing...

# BELVOIR!

<https://www.belvoir.co.uk/liverpool-prescot-estate-agents/>

0151 430 0041