



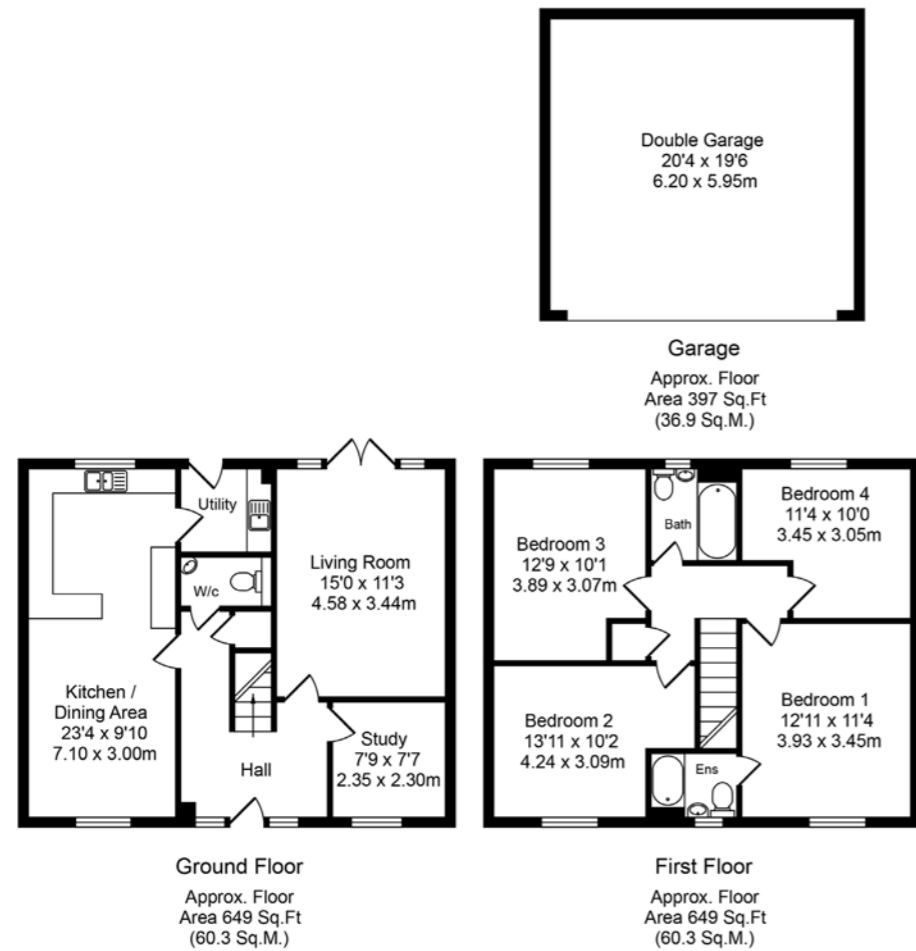
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ARNOLD & PHILLIPS
ESTATE AGENTS

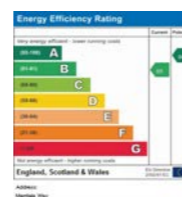
Total Approx. Floor Area 1695 Sq.ft. (157.5 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: E

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



THE LUXURY PROPERTY SPECIALISTS

Merdale Way, Lathom
Offers in Excess of £440,000

A&P

Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this beautifully presented four-bedroom detached family home, positioned attractively along Merdale Way in Lathom, West Lancs.

Ideally positioned this vibrant property resides within close proximity to a host of local amenities and independent retailers, whilst also enjoying superb transport and commuter links. With highly regarded local primary and secondary schools, the present owners of this property have decorated and improved this new build property to an impressive level.

Approached via a large private driveway providing off-road parking for multiple vehicles approaching a large detached double garage. Accessed via the front entrance porch, one is received into a large entrance hallway, with centrally positioned stairs adding to the exclusive sense of approach from the moment you step within this executive property. The left side of the property enjoys a large 23ft open plan dining kitchen, complete with an array of wall, base and tower units, finished in a contemporary stylish design and providing a comprehensive selection of integrated appliances and premium solid surface work-tops and central breakfast bar with adjoining multi-functional utility room and WC, with an ample dining area well-lit via a large picture window. A front office adjoins a large main living room which has been beautifully decorated and enjoys bespoke timber panelling and a pleasant outlook over the surrounding garden.

The first floor enjoys four well-proportioned family bedrooms, all of which are decorated to a high neutral level and all enjoying a pleasant outlook over the surrounding area, with the master benefitting from lavish tiled en-suite bathroom facilities. The property is well-served by a tiled family bathroom providing bath with overhead shower, WC and wash hand basin.

Externally the rear garden has recently been extensively landscaped and enjoys a substantial patio terrace laid in premium porcelain patio terracing, with raised flower beds, stunning seating areas and immaculate external presentation and lighting. Extending to a generous 1695 square feet and enjoying gas central heating, double glazing throughout and a premium level of fit and finish throughout, internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

- Detached Family Home
- Four Bedrooms
- Circa 1695 Square Feet
- Large 23ft Open Plan Dining Kitchen with a Selection of Integrated Appliances
- Recently Landscaped Rear Garden with Premium Porcelain Patio Terracing
- Driveway Parking for Multiple Vehicles
- Large Detached Double Garage





