



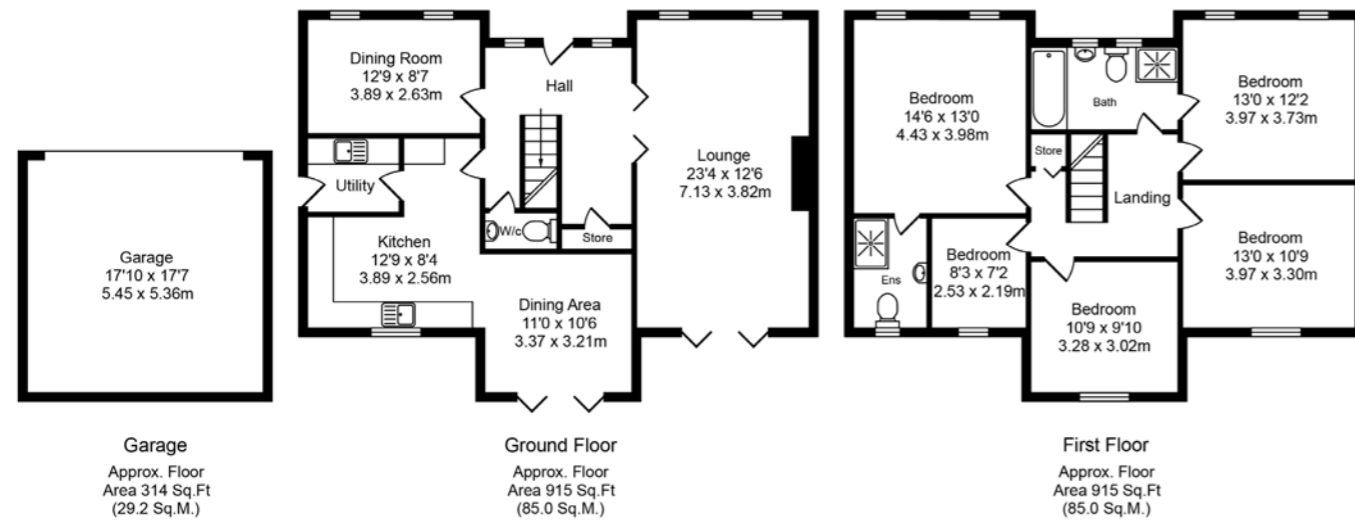
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 2144 Sq.ft. (199.2 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: D

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

Stonechat Drive, Maghull
Offers in Excess of £550,000

A&P

This handsome double fronted, five bed detached home rests in what is our opinion the best plot on this much sought after development benefitting from a large garden and settled adjacent to Maghull Moss Side Cricket Ground. The property affords a floor plan spanning two inviting levels with over 1800 sq ft of accommodation and rooms just perfect for everyday family living. Rarely does such an impressive property grace the market and this delightful home simply must be viewed.

The welcoming entrance hallway flows through to the home's main living areas, including the spacious lounge which measures over 23ft in length with dual aspects that allow an abundance of natural light and French doors out into the gardens. Just across the hallway is a formal dining room which could also be utilised as a further sitting room or a home office if so required. The open plan family dining kitchen affords an array of quality fitted units with ample workspace, quartz tops, a dishwasher, fridge, freezer, a range oven and extractor, there is also plenty of room to dine and with French doors out into the gardens this would be a fabulous room in which to entertain. The ground floor is rounded off with a handy downstairs cloaks/WC and a practical utility room. The first floor equally does not fail to disappoint with four excellent bedrooms, a three-piece en-suite shower room to the master bedroom and a lavish four piece family bathroom which can also be accessed from bedroom two.

Externally there are gardens to the front and rear with extensive parking on the block paved driveway which leads to a detached 314sq ft double garage with power and lighting. The private rear garden is well proportioned and has a paved patio area for outdoor dining. The garden is also totally enclosed creating a safe and secure environment for children to run and play.

The location certainly reflects the property's fine credentials. Highly respected local schools are within easy reach, an important consideration for any family home, whilst convenient transport links ensure that the whole family is suitably catered for within this thriving community. There is no doubt that this is a truly lovely property in a fantastic location. Other benefits include gas central heating and double glazing.





KEY FEATURES

- Handsome Detached Home
- Five Bedrooms
- Circa 2144 Square Feet
- Quality Fitted Open Plan Family Dining Kitchen
- Private Fully Enclosed Rear Garden
- Driveway Parking
- Detached Double Garage







