



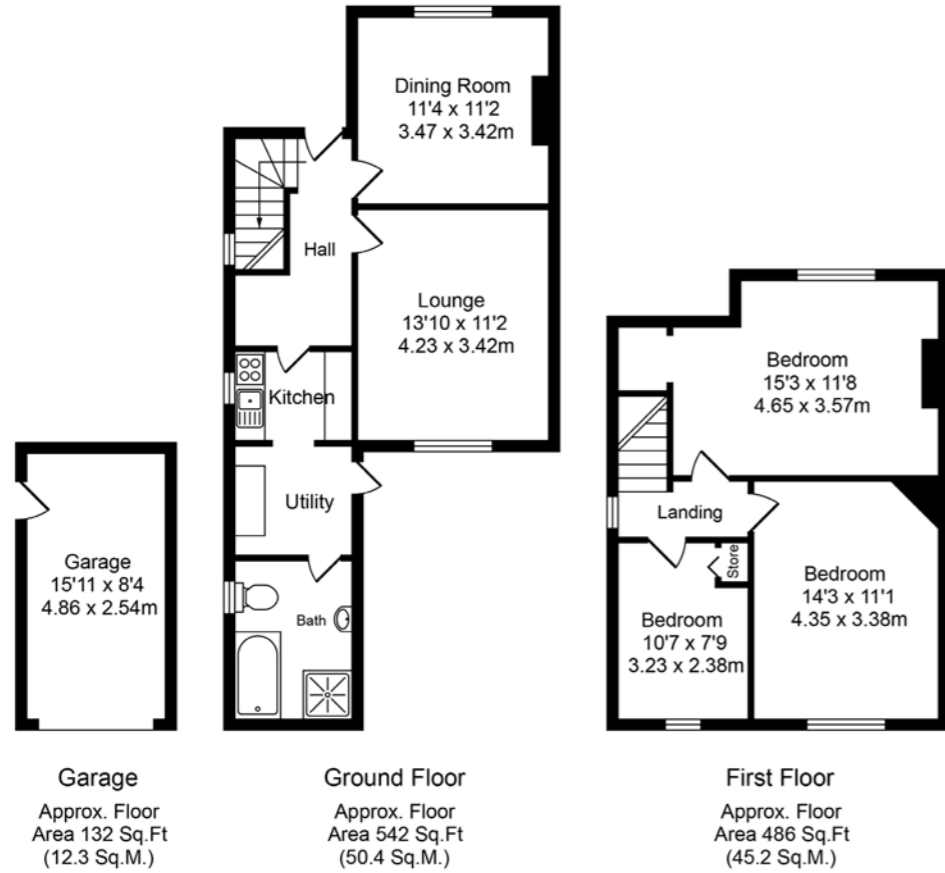
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Southport: 01704 778668

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1160 Sq.ft. (107.9 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: B

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

Park Lane, Maghull
Offers in Excess of £255,000

A&P

Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this well-presented three-bedroom semi-detached family home on Park Lane in Maghull, West Lancs. Situated towards the eastern edge of Maghull, this flexible property is within easy walking distance of a host of local amenities, bars, artisan shops and cafes. For families with school age children, Maghull is served by several primary schools and secondary schools, all of which are easily accessible from this property. Transport and commuter links are excellent and within 1km of junction 1 of the M58 motorway, Maghull train station and the A59 which links Liverpool and Preston. The Leeds and Liverpool canal runs through the centre of old Maghull, providing opportunities for pleasant walking along the towpaths. The Trans-Pennine Trail, a long distance walking trail running from Southport to the outskirts of Hull, passes close to Maghull and Formby beach is only a 25 minute drive away.

This spacious property, along with the area in which it sits, provides everything one could need for today's modern family living requirements. A private driveway to the front of the house provides off-road parking for multiple vehicles. The front door leads into a light, airy main entrance hallway off which is the dining room and a large, spacious lounge. To the rear of the property is a fully fitted kitchen with an array of wall, base and tower units, featuring integrated appliances and contrasting work-surfaces. The ground floor layout is completed with a contemporary four piece family bathroom comprising of bath, shower, WC and wash hand basin. The first floor provides three well-proportioned bedrooms and enjoy a pleasant outlook over the surrounding area.

Externally this well maintained property enjoys a large and well-established rear garden which is not overlooked and houses a variety of trees, plants and shrubs. There is a large patio / terrace wrapping around the rear and side of the property, ideal for entertaining in warmer weather. Sitting on a generous plot this well-rounded property provides potential for both a single or double extension to the side aspect, subject to the usual planning permissions being obtained. Extending to a comfortable 1,160 square feet and benefitting from gas central heating, double glazing and a tasteful decor throughout, internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

- Well Presented Semi-Detached Home
- Three Bedrooms
- Circa 1160 Square Feet
- Two Reception Rooms
- Large Established Garden
- Driveway Parking
- Close to Amenities
- Good Transport Links





