



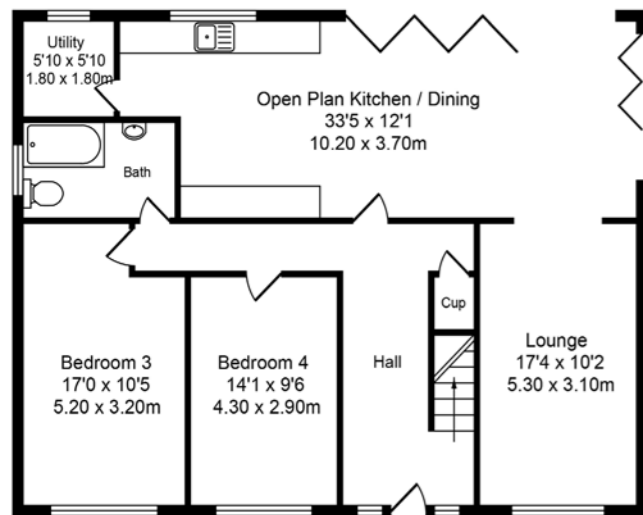
Ormskirk: 01695 570102  
arnoldandphillips.com

Chorley: 01257 241173  
Southport: 01704 778668

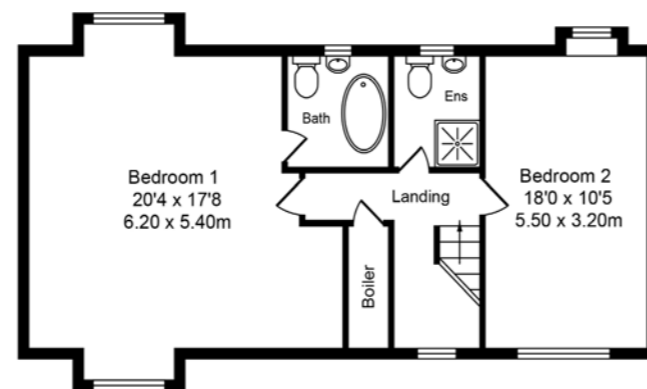
**ARNOLD & PHILLIPS**  
ESTATE AGENTS

**Total Approx. Floor Area 1934 Sq.ft. (179.7 Sq.M.)**

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



**Ground Floor**  
Approx. Floor Area 1185 Sq.Ft (110.1 Sq.M.)



**First Floor**  
Approx. Floor Area 749 Sq.Ft (69.6 Sq.M.)



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](http://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**

**Southport Road, Thornton**  
**Offers in Excess of £475,000**

**A&P**

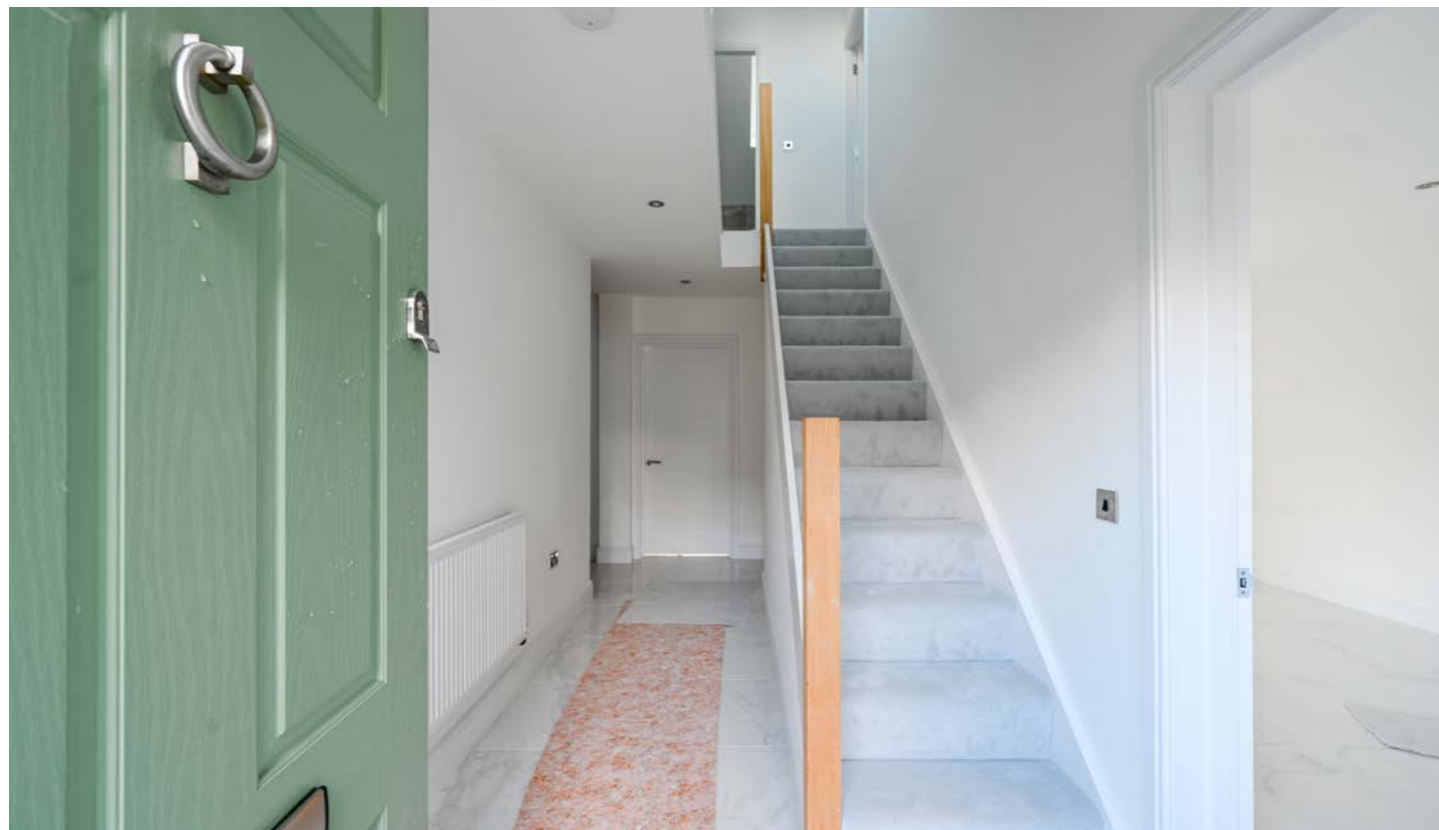


This brand new, 4 bedroom detached home offers almost 2000 sq ft of immaculate living space and enjoys a privileged plot at the end of a long private drive. The design of the property has been borne from a desire to successfully mix the practical with the luxurious with the floor plan providing a fabulous flow of living spaces, all finished to a high standard featuring quality fixtures and fittings with pristine neutral decor. The entire house was made for easy living and internal inspection will reveal spacious, light filled rooms that are just perfect for modern family life.

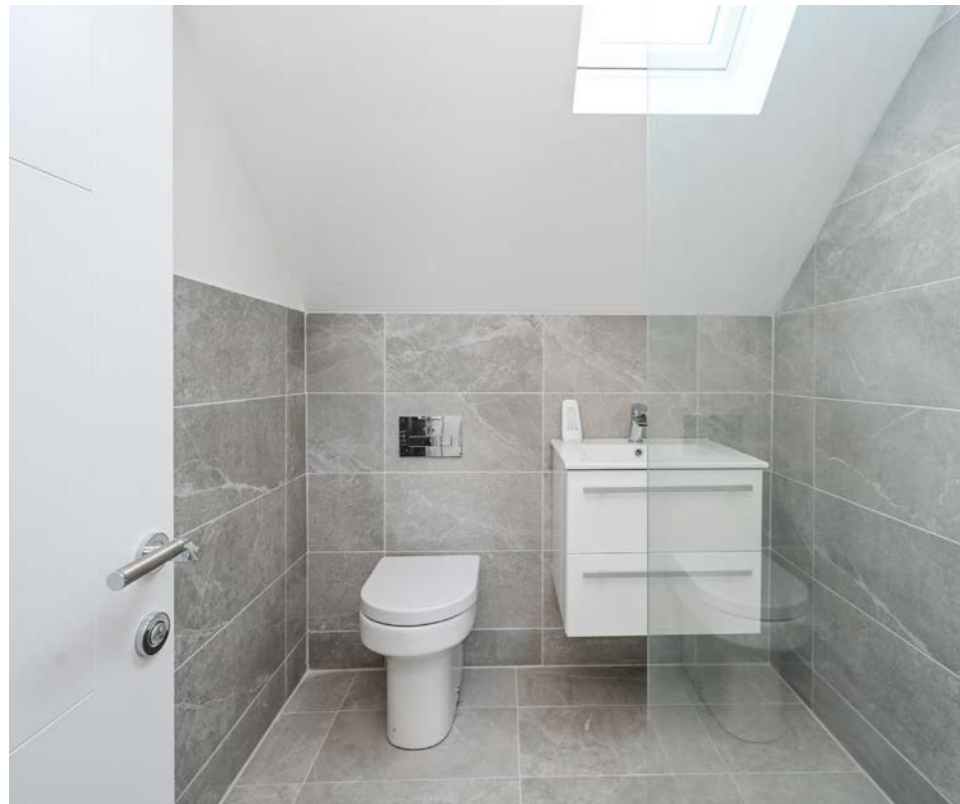
Brief highlights include a welcoming reception hallway, a large lounge with porcelain tiled flooring and open access through to a quite stunning open plan family dining kitchen and living area with two sets of bi-fold doors that open out to the gardens - a wonderful room for entertaining! The kitchen itself affords an array of modern fitted units with ample workspace and Bosch integrated appliances. Also on the ground floor is a utility room and two well-proportioned double bedrooms which could be utilised as further reception rooms if so required.

On the first floor there are two further bedrooms along with a contemporary three piece shower room and a stylish three-piece en-suite to the master bedroom which itself covers over 360 square feet.

Externally the property rests settled in a pleasant position tucked away at the end of a private drive with ample parking on the gravel driveway and private gardens to the front, side and rear which are mainly laid to lawn with a paved patio to the rear. The location is extremely convenient with just short drive to the M57 & M58 motorways and easy access to Liverpool city centre which is just under 10 miles away. Other benefits of this fabulous home include gas central heating, double glazing and an NHBC certificate. The property is offered with immediate vacant possession.







**KEY FEATURES**

- Brand New Detached Home
- Four Bedrooms
- Circa 1934 Square Feet
- Open Plan Kitchen/Dining/  
Family Room
- Gardens to Front, Side and  
Rear
- Ample Driveway Parking
- Great Location
- No Chain











