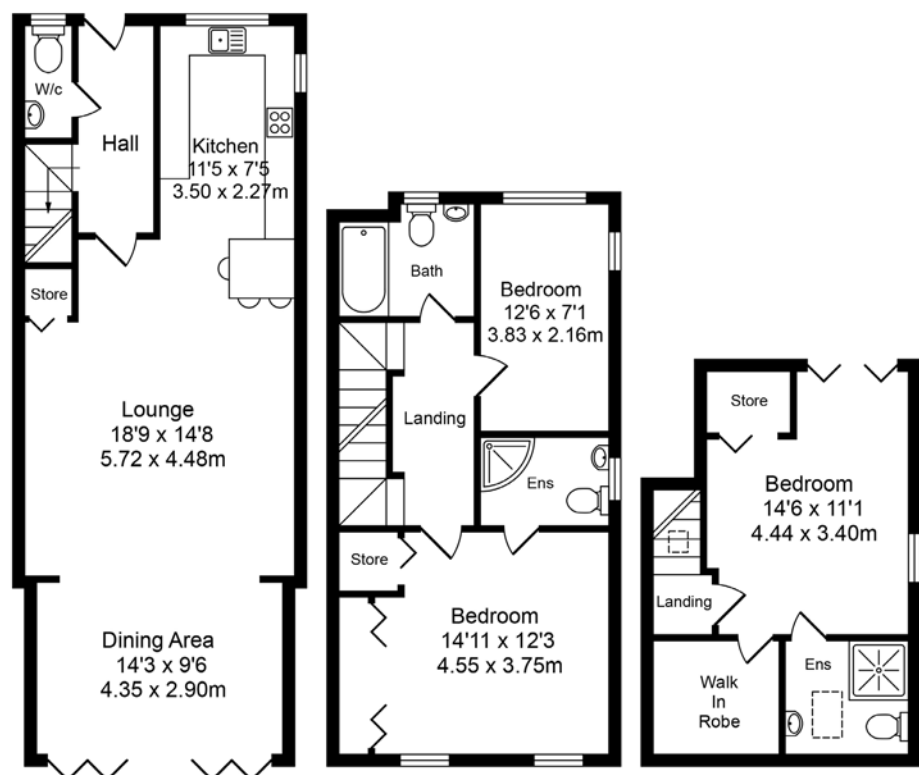




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1322 Sq.ft. (122.8 Sq.M.)

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



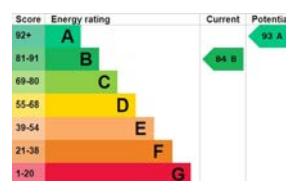
Ground Floor
 Approx. Floor Area 590 Sq.Ft (54.8 Sq.M.)

First Floor
 Approx. Floor Area 452 Sq.Ft (42.0 Sq.M.)

Second Floor
 Approx. Floor Area 280 Sq.Ft (26.0 Sq.M.)

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.



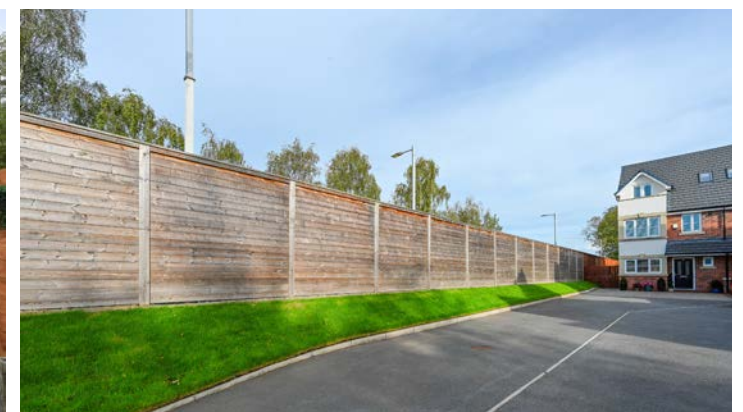
Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this beautifully presented three-bedroom semi-detached family home, residing within the newly developed gated community along Frank Hornby Close in Maghull, Liverpool.

Ideally positioned within a stone's throw from the local rail station, superb transport and commuter links are provided. With a host of local amenities and independent retailers also close at hand, this spacious property also resides within close proximity to highly regarded primary and secondary schools, making this contemporary property ideal for working professionals and families alike.

Accessed via secure electric privacy gates and an extensive private driveway, off-road parking is provided for multiple vehicles. Accessed is gained to the property via the premium front composite entrance with one received into a brightly lit entrance hallway. The front of the property houses a fully fitted dining kitchen, providing an array of wall, base and tower units, featuring a range of integrated appliances and premium contrasting Quartz work-surfaces and feature breakfast bar. This modern space extends through into the adjoining main living room area, which is well appointed and spacious. The rear of the property enjoys an orangery extension which is flooded in natural light via premium bi-folding doors and is presently being utilised as a dining room.

The first floor enjoys two spacious double bedrooms, both of which are well decorated, with the second bedroom enjoying lavish tiled en-suite bathroom facilities and modern integrated wardrobes and storage facilities. The tiled main family bathroom also resides to this floor and enjoys bath with overhead shower, WC and vanity wash hand basin. The second floor houses the main bedroom and is of particularly generous proportions, with a modern Juliet balcony flooding this modern space in an abundance of natural light. A large walk-in wardrobe adjoins an equally well-proportioned en-suite bathroom, with a pleasing interior décor permeating throughout this stylish property.

Externally the rear of the property has been beautifully landscaped and is extremely private, not being overlooked. Bordered by painted timber fencing this low maintenance garden enjoys a central artificially turfed lawn and is bordered by raised railway sleeper flower beds and an extensive rear patio terrace, finished in a premium stone and providing an ideal place in which to entertain. Extending to a generous 1,322 square feet of living accommodation and enjoying gas central heating, double glazing and the remainder of a 10-year NHBC new build warranty, internal inspection is highly advised to fully appreciate the high level of living this stunning property provides.





KEY FEATURES

- Semi-Detached Family Home
- Three Bedrooms
- Circa 1322 Square Feet
- Modern Dining Kitchen
- Private Beautifully Landscaped Rear Garden
- Extensive Driveway Parking
- Electric Security Gates





