

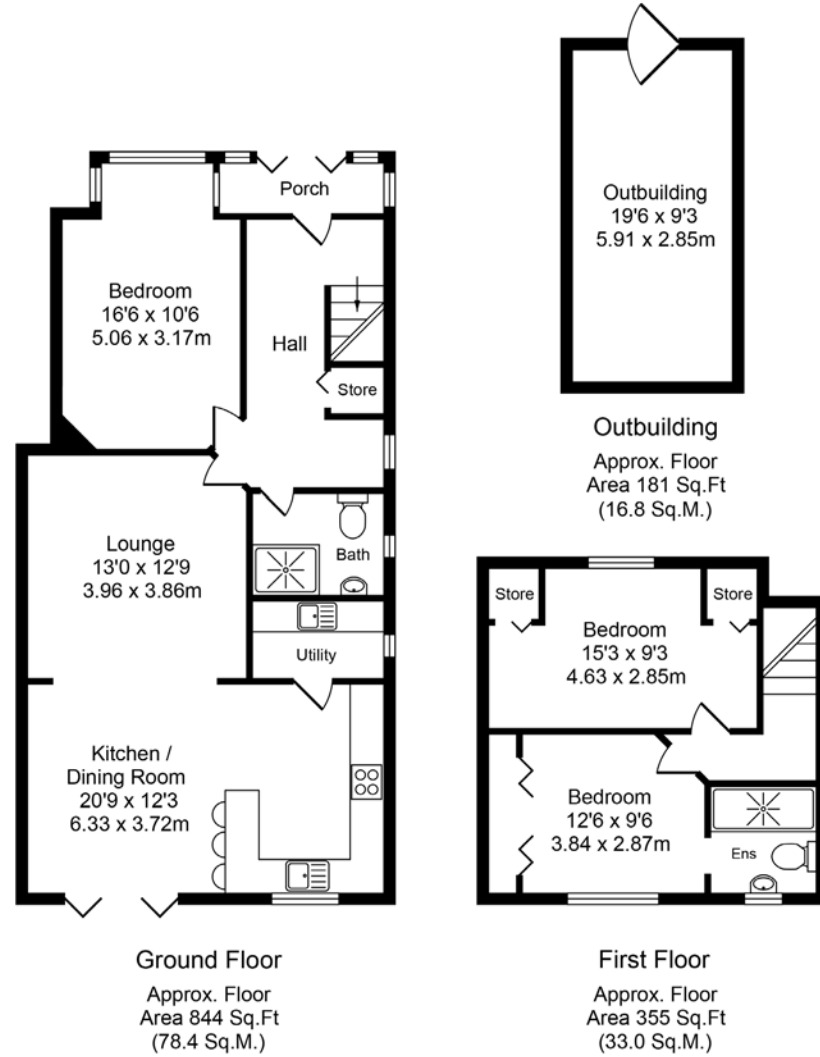


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 1380 Sq.ft. (128.2 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: 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](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.





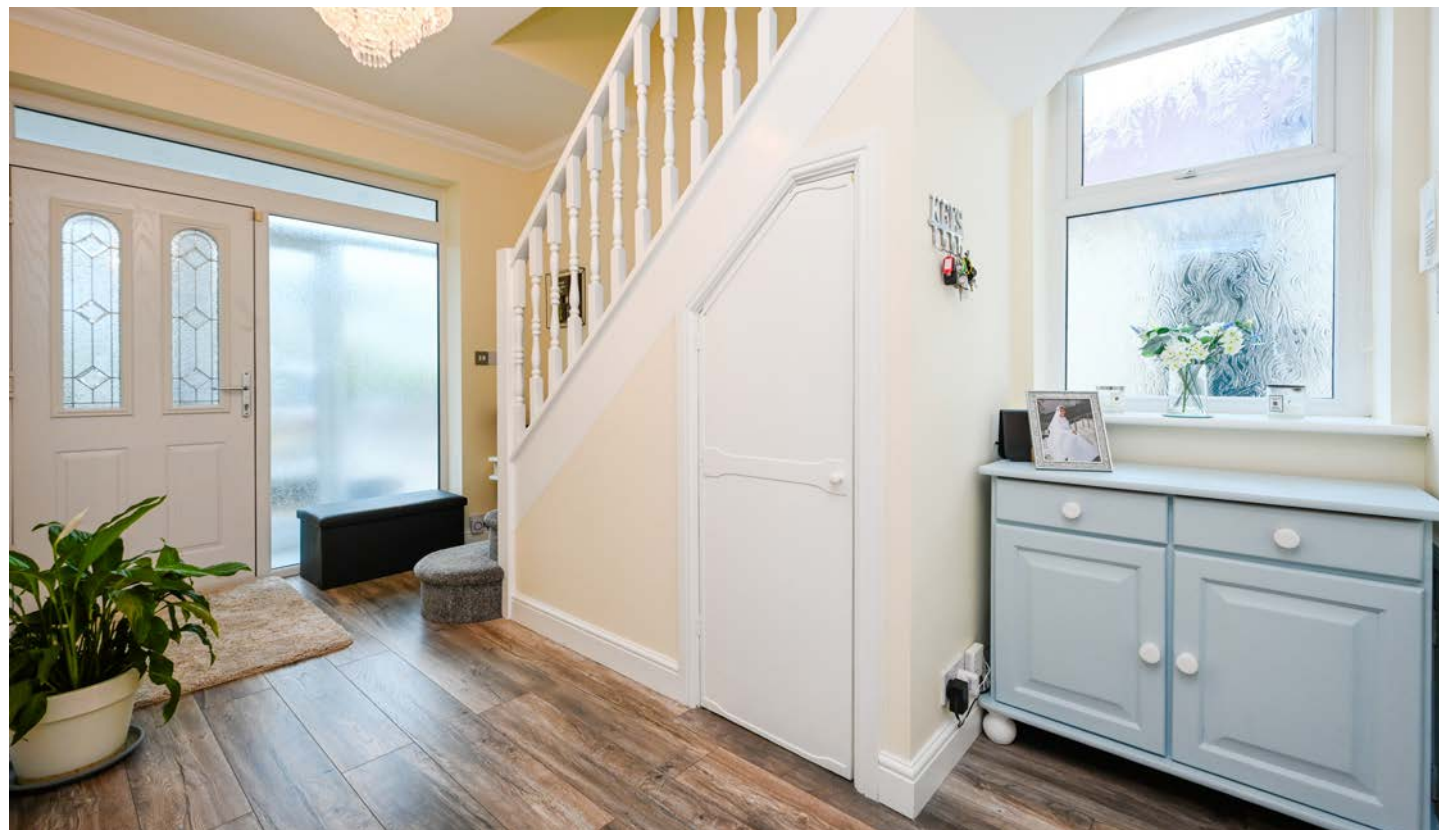
Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this beautifully presented and completely renovated three-bedroom semi-detached dormer bungalow, residing along the popular Dodds Lane in Maghull, Liverpool.

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 facilitated via the nearby rail station.

Approached via a private driveway, off-road parking is provided for multiple vehicles, with access to the property granted via the main front entrance porch. The front of the property enjoys a spacious bay-fronted ground floor bedroom which is well-decorated. Centrally resides a main living room which is again presented to a high standard and flows through into an adjoining open-plan family dining kitchen. Finished in a contemporary design aesthetic this modern kitchen provides a range of wall, base and tower units, featuring a comprehensive range of integrated appliances and stylish contrasting work-surfaces and breakfast bar. This stylish kitchen extends through into an ample dining and living area which is well lit via modern patio doors. The ground floor accommodation is completed with a modern family bathroom providing walk-in double shower, WC and vanity wash hand basin.

The first floor enjoys a further two bedrooms, both of which are double in size and both providing a range of integrated wardrobes and storage facilities, with the main bedroom enjoying lavish tiled en-suite bathroom facilities.

Externally the rear of the property is extremely private, not being overlooked and enjoying an uninterrupted outlook over the rear playing fields. A large centrally turfed lawn is bordered by painted timber fencing, with a large, detached garage residing to the rear of the garden adjacent a premium flagged patio terrace which extends around the exterior of the property and provides the ideal place in which to entertain and dine al-fresco. With gas central heating thanks to a new boiler, double glazing and a superb level of fit and finish throughout, this impressive property extends to a generous 1,380 square feet and is well worthy of internal inspection.







**KEY FEATURES**

- Renovated Semi-Detached Dormer Bungalow
- Three Bedrooms
- Circa 1380 Square Feet
- Open Plan Family Dining Kitchen
- Private Rear Garden
- Uninterrupted Outlook Over Playing Fields
- Large Detached Garage
- Driveway Parking









