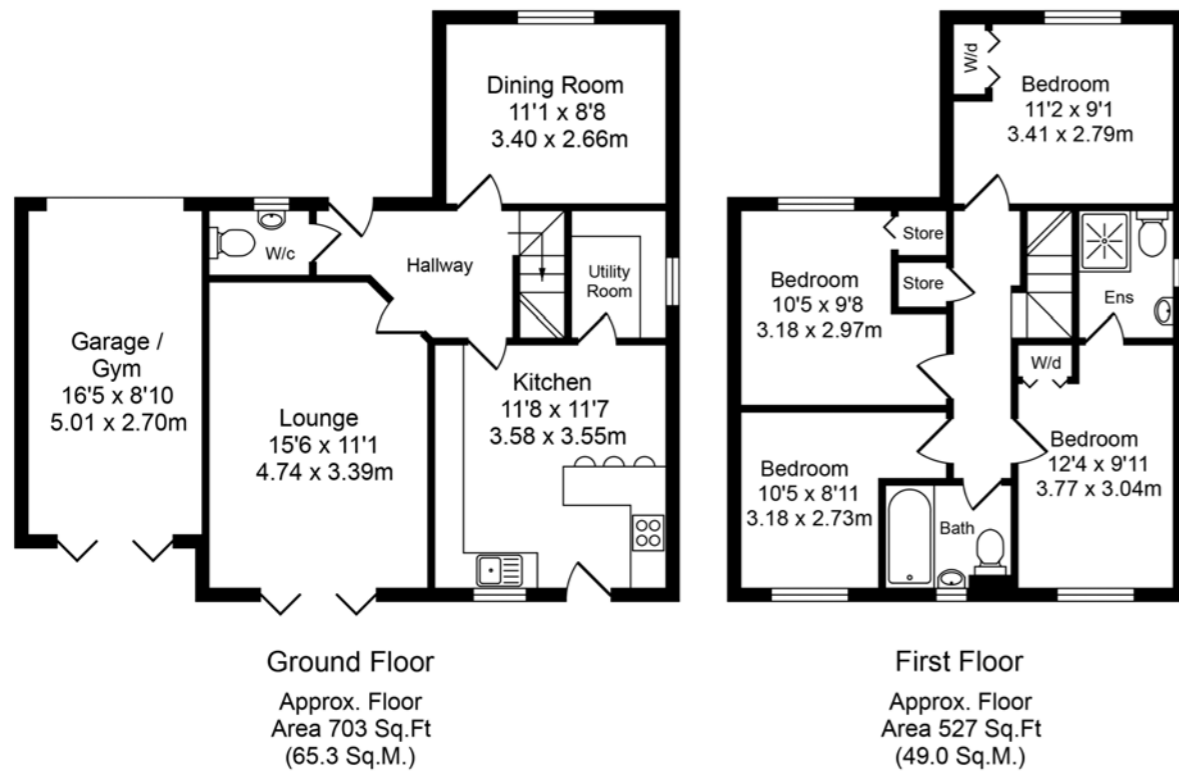




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1230 Sq.ft. (114.3 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.



Arnold & Phillips proudly present this immaculate four-bedroom detached property situated on the sought-after Lexington Way in Kirkby, Liverpool. Conveniently located, this property benefits from a prime position within the community. Residents can enjoy easy access to local amenities, schools, and transport links, making daily life both convenient and enjoyable.

This home is a testament to meticulous design and thoughtful planning, offering a perfect blend of contemporary style and practical functionality. As you enter, you are greeted by a sense of space and light, with the well-proportioned rooms seamlessly flowing from one to another. The heart of the home is undoubtedly the spacious living areas, including a stylishly appointed living room that is ideal for both relaxation and entertaining. A second living room resides to the front of the property and is presently utilised as a formal dining room, although could be repurposed to suit. The adjoining kitchen provides an array of wall, base and tower units, featuring a wealth of modern appliances, sleek countertops, breakfast bar and ample storage space. The dining area is bathed in natural light, creating a welcoming atmosphere for family meals and gatherings. A handy utility and downstairs WC complete the ground floor accommodation.

The property features four generously sized bedrooms, providing comfortable accommodation for the entire family. The master bedroom is neutrally decorated and is complemented with a tiled en-suite bathroom. The remaining bedrooms are equally inviting and all boast a range of integrated storage facilities, with large windows framing picturesque views of the surrounding neighbourhood.

Situated on a generous corner plot, the outdoor spaces are thoughtfully landscaped, providing a perfect backdrop for outdoor activities and al fresco dining. The well-maintained garden is larger than average and offers a peaceful escape from the hustle and bustle of daily life. Extending to around 1,230 square feet of contemporary family living accommodation this four-bedroom detached property on Lexington Way delivers on all aspects, combining both modern and practical living. Impeccably presented and occupying a desirable corner plot, this home offers an exciting opportunity to experience the best of contemporary living in Kirkby. Contact Arnold & Phillips today to arrange a viewing and discover the potential of making this residence your dream home.





KEY FEATURES

- Immaculate Detached Home
- Four Bedrooms
- Circa 1230 Square Feet
- Modern Kitchen
- Generous Corner Plot
- Larger Than Average Rear Garden
- Driveway Parking



