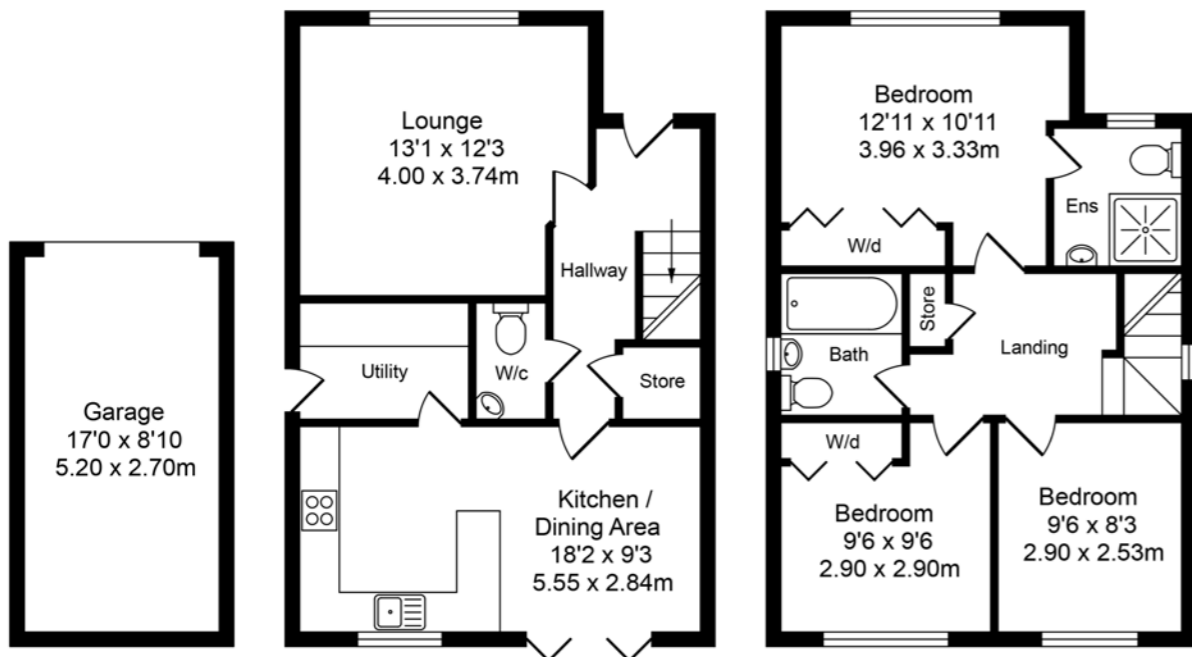




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1107 Sq.ft. (102.8 Sq.M.)

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



Garage
 Approx. Floor Area 151 Sq.Ft (14.0 Sq.M.)

Ground Floor
 Approx. Floor Area 478 Sq.Ft (44.4 Sq.M.)

First Floor
 Approx. Floor Area 478 Sq.Ft (44.4 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. 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 offer for sale this immaculate 3-bed detached home nestled within this already well-established modern development in the highly sought-after area of Maghull. Situated within walking distance of the railway station and conveniently close to the M58 motorway, this property offers exceptional connectivity while still maintaining a peaceful residential setting. This beautifully presented home is offered with the benefit of the remainder of the NHBC guarantee, providing peace of mind to prospective buyers. From the moment you step inside, you will be captivated by the show home condition and tasteful decor that flows throughout, creating an inviting and comfortable living environment.

Spanning approximately 1107 sq ft, this property offers a well-designed layout that maximises living space. As you enter, a hallway greets you, leading to various areas of the home. The ground floor features a convenient cloakroom/WC, adding practicality to everyday life. The lounge provides a welcoming space for relaxation and features an attractive fireplace, while the dining kitchen offers a stylish and functional area for entertaining guests or enjoying family meals together with French doors that lead out into the gardens. The kitchen itself provides an array of hi-gloss wall and base units with ample workspace, integrated appliances and complementary tiling to the walls and floor. A utility room adds further convenience, providing a dedicated area for laundry tasks and extra storage space.

Moving to the first floor, the landing area leads to three well-proportioned bedrooms. These bedrooms have been thoughtfully designed to provide both comfort and functionality in equal measure. Two of the bedrooms boast fitted wardrobes, offering ample storage solutions. The master bedroom enjoys the luxury of a tastefully designed three-piece en-suite shower room, providing a private sanctuary within the home. Additionally, there is a stylish three-piece bathroom, elegantly designed and comprising low level wc, pedestal wash hand basin and a panelled bath with shower over - complementary tiling completes the look.

Externally, the well-kept gardens are a true delight, offering a serene and inviting escape. The paved patio area provides an ideal space for outdoor entertaining, with plenty of room for seating and dining arrangements. The neat lawns are fully enclosed and perfect for children to play or for hosting garden parties. Ample driveway parking is available, ensuring convenience for multiple vehicles, and a garage provides additional parking or storage solutions.

Situated in Maghull, this property benefits from being located within a thriving community with excellent amenities nearby. The local railway station offers great transport links, ideal for commuters and those who enjoy exploring surrounding areas. The close proximity to the M58 motorway provides effortless access to nearby towns and cities.

In summary, this impeccable 3-bed detached home offers a combination of style, comfort, and convenience. With its prime location, tasteful decor, and quality fittings, the property truly represents the ideal modern family home. Don't miss the opportunity to make this beautiful residence your own and experience the best of Maghull living.

