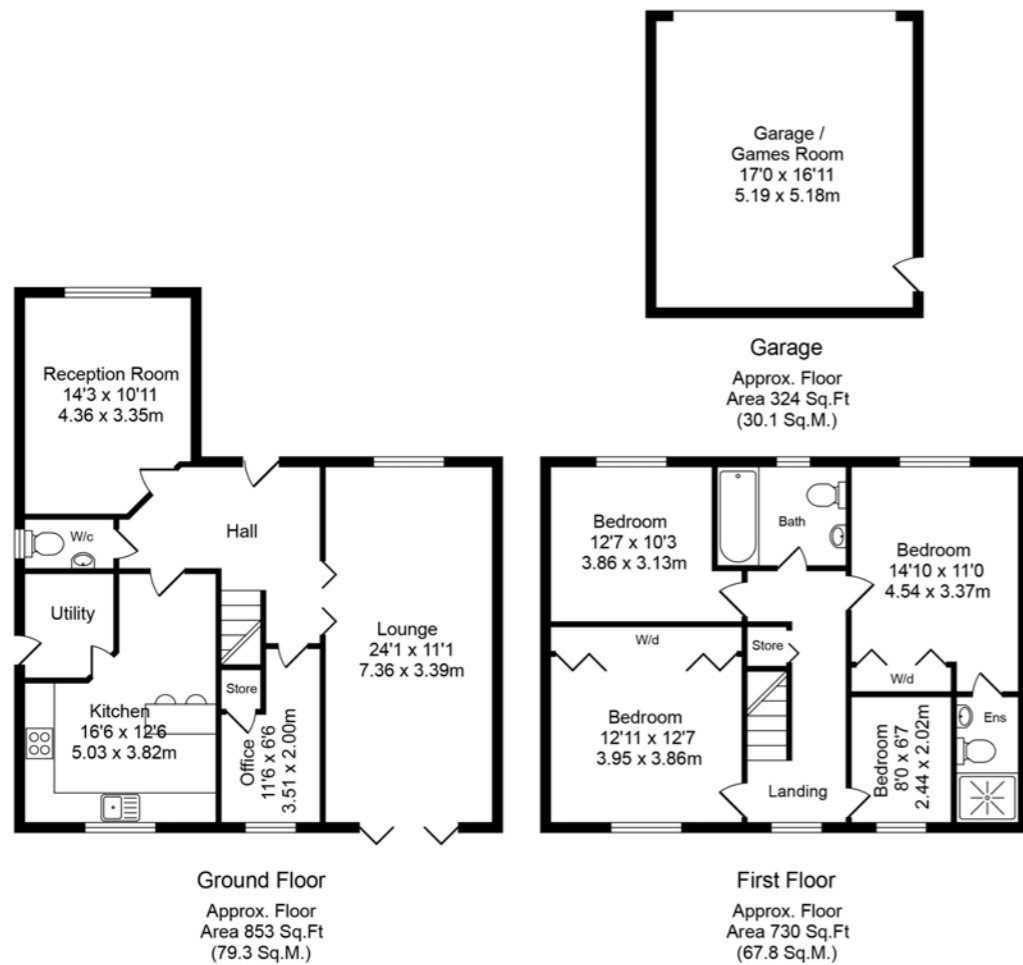




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1907 Sq.ft. (177.2 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: 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](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.



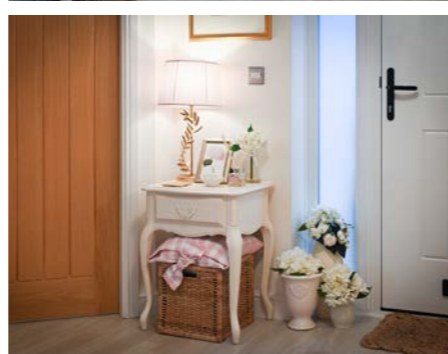
Arnold and Phillips are delighted to bring to market an exciting opportunity to acquire this stunning four-bedroom detached executive family home, residing within an attractive cul-de-sac along Thistledown Drive in Hightown, Liverpool.

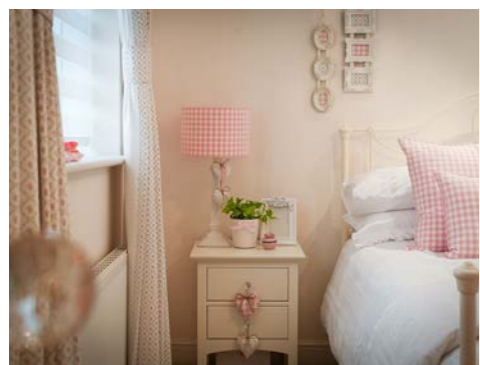
Ideally positioned this generously proportioned family home resides within close proximity to a host of local amenities and independent retailers, whilst also enjoying superb transport and commuter links, with the local rail station just a stone's throw away. Highly regarded primary and secondary schools also reside nearby making this property ideal for working professionals and families alike.

Boasting a stunning and fully renovated contemporary fit and finish throughout this attractive property, off-road parking is provided for multiple vehicles. Accessed via the front composite 'Rock' door, one is received into a brightly lit and generously proportioned front entrance hallway. The ground floor enjoys three spacious reception rooms, with the main living room extending to around 24 feet and flooded in natural light via premium patio doors. A central office, second front sitting room and ground floor WC provide generous living proportions to the ground floor of this modern residence. The ground floor accommodation is completed with a large fully fitted dining kitchen, providing an array of wall, base and tower units, featuring a comprehensive range of integrated appliances, premium quartz work surfaces and breakfast bar, with an adjoining utility room completing the ground floor accommodation.

The first floor enjoys four well-proportioned family bedrooms, three of which are double in size and all appointed beautifully, with a selection of integrated wardrobes and storage facilities provided, all of which are finished to exacting standards. The main bedroom further enjoys a lavish three-piece en-suite, whilst the remainder of the bedrooms benefit from a four-piece family bathroom suite finished with stylish complementary tiling.

Externally the rear garden has been professionally landscaped and enjoys a generous flagged patio terrace, providing the ideal place in which to entertain and dine alfresco. The rear of the garden has been fully turfed and is bordered by painted timber fencing, ambient lighting and a range of established trees, plants and shrubs. The front of the property enjoys a detached entertainment room which has been finished to a high level and could be repurposed as a home office or gym. Displaying a pristine fit and finish throughout including full set of internal Oak doors and contemporary flooring throughout, this luxury family home extends to a generous 1,907 square feet of modern living accommodation. With the remainder of a 10-year NHBC new build warranty, gas central heating, double glazing and plantation shutters throughout, internal inspection is highly advised to fully appreciate all an offer within this stunning family home.





KEY FEATURES

- Stunning Detached Home
- Four Bedrooms
- Circa 1907 Square Feet
- Three Reception Rooms
- Premium Dining Kitchen
- Professionally Landscaped Rear Garden
- Detached Entertainment Room
- Driveway Parking



