

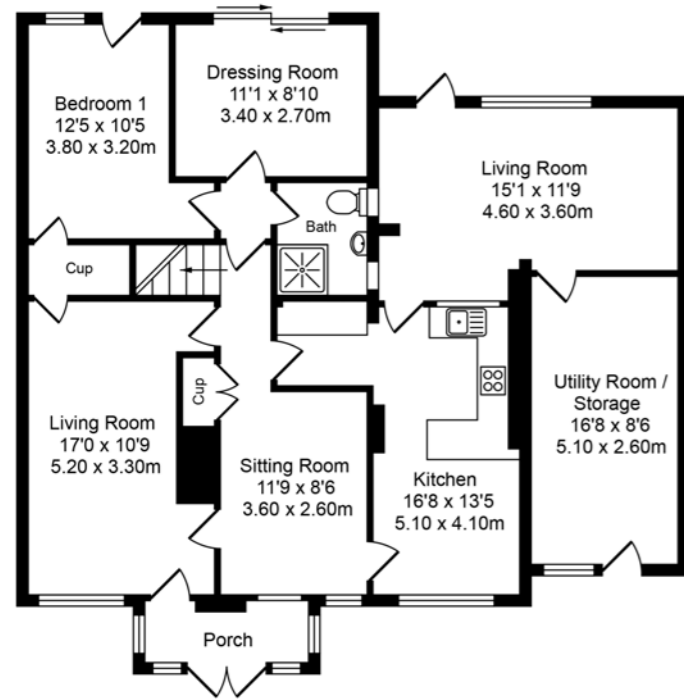


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

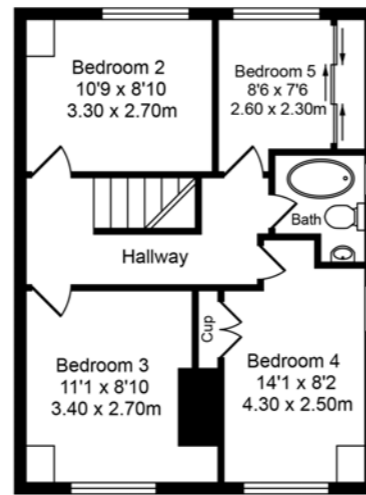
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1714 Sq.ft. (159.2 Sq.M.)

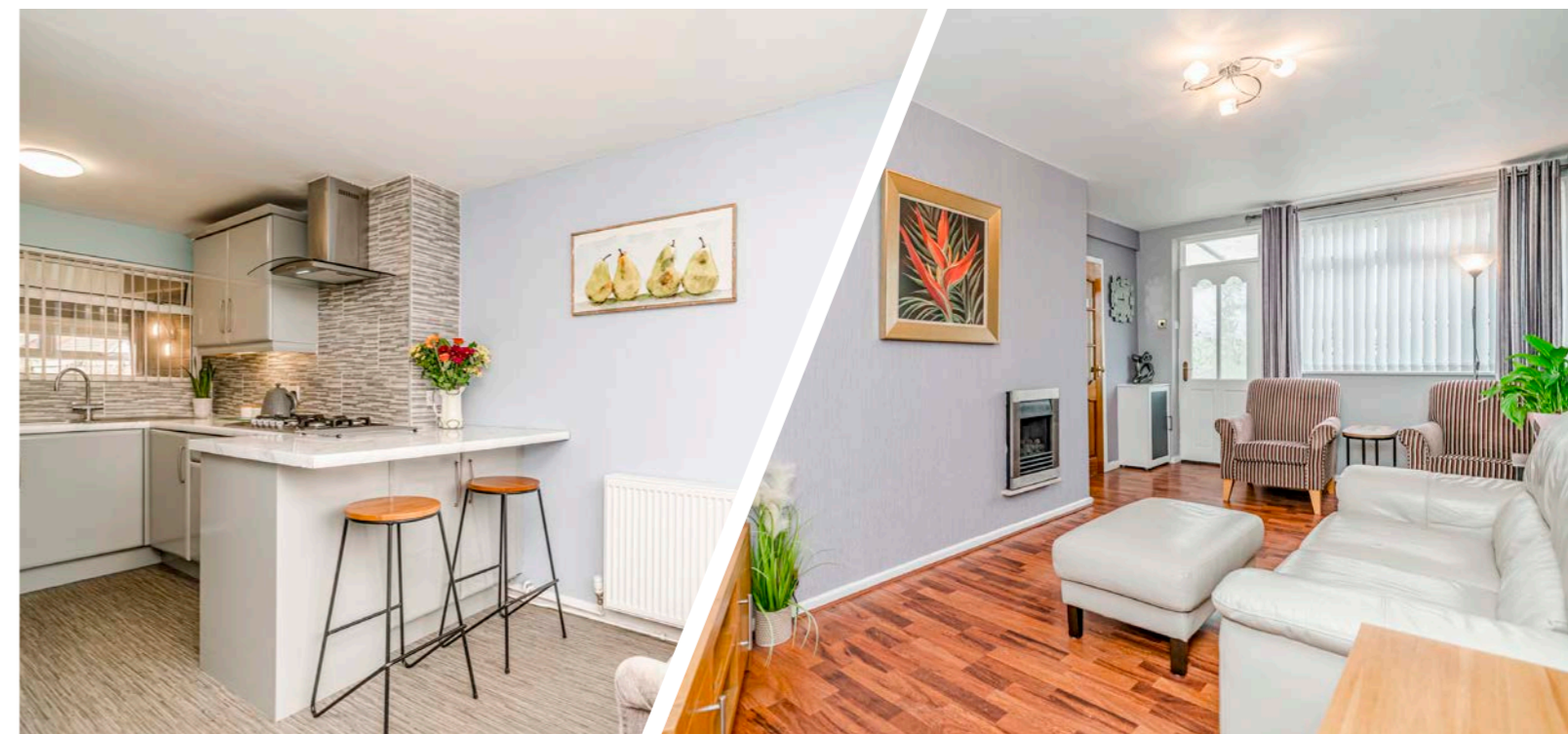
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
 Approx. Floor Area 1184 Sq.Ft (110.0 Sq.M.)



First Floor
 Approx. Floor Area 530 Sq.Ft (49.2 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: C

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 and Phillips are pleased to bring to market an exciting opportunity to acquire this five-bedroom semi-detached family home, residing attractively along the popular Deyes End in Maghull, Liverpool.

Ideally positioned this versatile property resides within close proximity to a host of local communities and independent retailers, whilst also enjoying superb transport and commuter links thanks to the nearby rail station. With several highly regarded primary and secondary schools also positioned nearby, this property would be ideal for working professionals and families alike.

Approached via a large private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance porch. The ground floor of this versatile property provides five separate reception rooms, a ground floor bedroom, central modern shower room and spacious dining kitchen. Fitted with an array of wall, base and tower units and featuring a range of integrated appliances and stylish contrasting work-surfaces, this property is brimming within an abundance of customisable potential.

The first floor enjoys a further four bedrooms, all of which are of a good size and well decorated, providing a range of storage facilities and integrated wardrobes. The property is well-served by a tiled family bathroom which provides free-standing bath, WC and vanity wash hand basin.

Externally the rear of the property enjoys a private and well-established rear garden, with an ample patio terrace extending around the exterior of the property. A centrally turfed lawn is bordered by timber fencing and a range of established shrubs and plants. Extending to a generous 1,714 square feet of prime living accommodation and enjoying gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all on offer within.



