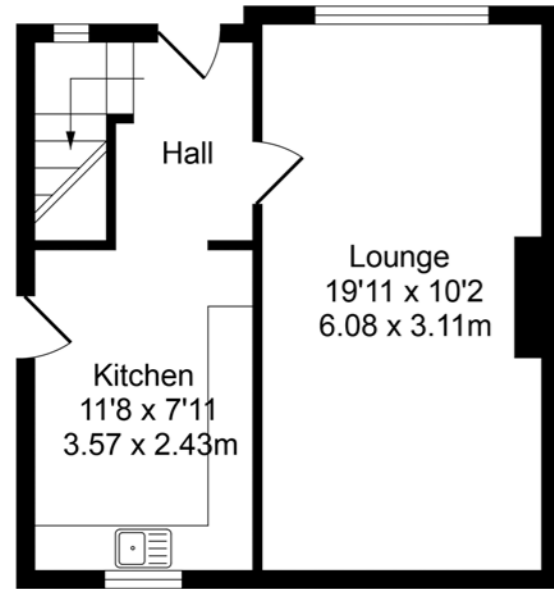




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
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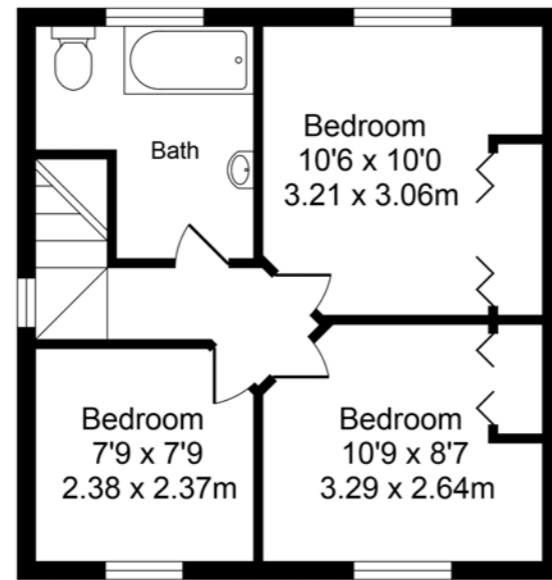
Total Approx. Floor Area 726 Sq.ft. (67.4 Sq.M.)

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 364 Sq.Ft (33.8 Sq.M.)



First Floor

Approx. Floor Area 362 Sq.Ft (33.6 Sq.M.)



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. 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 present this attractive 3-bedroom semi-detached home, ideally situated in a sought-after location. Boasting a well-presented interior and a practical layout spanning 726 sq ft.

Upon entering, you will be greeted by a bright and inviting reception hallway, leading to a generously sized 20 ft 'thru' lounge. This impressive space features an attractive inset fireplace and patio doors that open up to the rear garden, filling the room with an abundance of natural light. The kitchen showcases a range of wall and base units with ample workspace, and integrated appliances including an oven and hob. There is also additional space for appliances, ensuring practicality and convenience.

Moving to the first floor, you will find three tastefully presented bedrooms, two of which are doubles with fitted wardrobes. The family bathroom offers a modern three-piece suite in classic white, complete with a vanity wash hand basin, a P-shaped panelled bath with an overhead shower, and a low-level wc.

Stepping outside, the rear garden is predominantly laid to lawn and provides ample room for outdoor seating, perfect for enjoying the warmer months.

Situated in a highly desirable location, this property offers easy access to local schools, transport links, and the vibrant town centre of Maghull. Whether you're commuting to Liverpool or exploring the bustling amenities of the area, this home is perfect for the family lifestyle.

Don't miss the opportunity to make this charming property your own. Contact us today to arrange a viewing.





KEY FEATURES

- Semi-Detached Home
- Three Bedrooms
- Circa 726 Square Feet
- Generous 20ft Lounge
- Fitted Kitchen with Integrated Appliances
- Good-Size Rear Garden
- Driveway Parking



