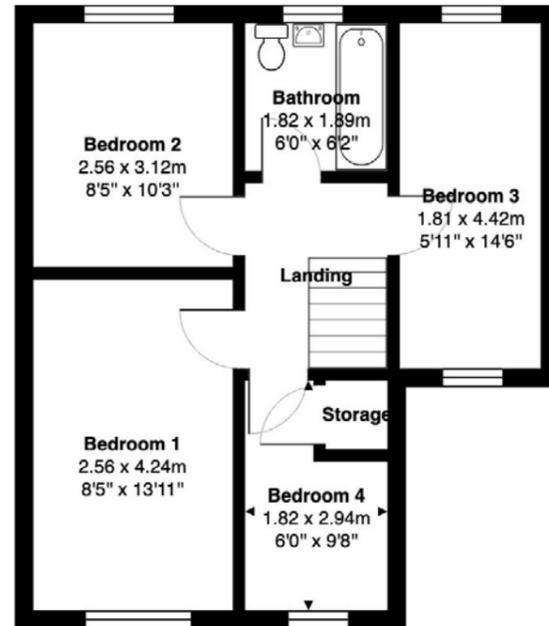
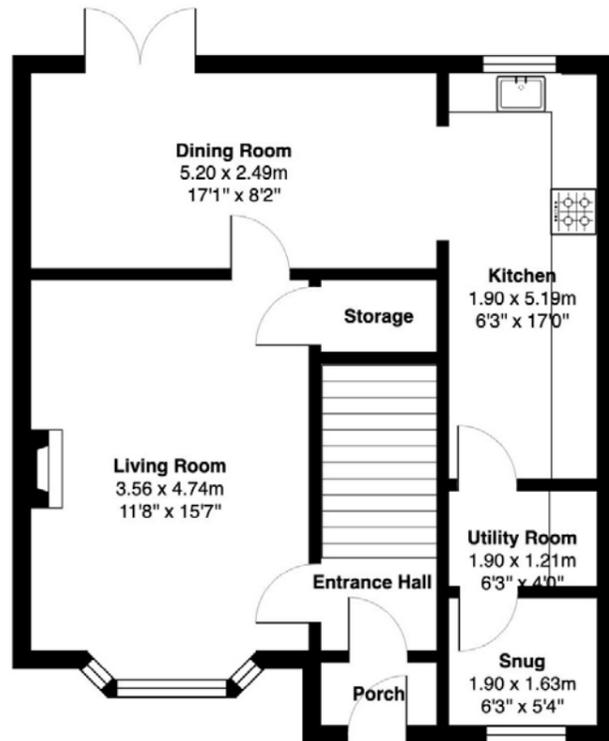




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com



Total Area: 100.5 m² ... 1082 ft²

All measurements are approximate and for display purposes only

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 & Phillips are delighted to bring to market an exciting opportunity to acquire this beautifully presented four-bedroom semi-detached family home, residing attractively along the popular Yarrow Avenue in Maghull, Liverpool.

Ideally positioned this versatile property resides within close proximity to a host of local amenities and independent retailers, whilst also enjoying superb transport and commuter links thanks to the nearby rail station.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance porch. The front left of the property enjoys a spacious main living room which is flooded in natural light via a large bay-window and centred around a premium modern feature fireplace. This extends through to a bright rear dining room which provides ample dining and living space and wraps around into an adjoining modern shaker kitchen. Fitted with an array of wall, base and tower units, a range of integrated appliances and stylish contrasting work-surfaces. Adjoining resides a handy utility room which further extends through into a front snug which could also be re-purposed as an office.

The first floor enjoys four well-proportioned family bedrooms, three of which are double in size and all enjoying a pleasant fit and finish. The main family bathroom is fully tiled and provides bath with overhead shower, WC and vanity wash hand basin.

Externally the rear of the property enjoys a private back garden which has been beautifully landscaped and enjoys a central artificially turfed lawn, with an ample patio terrace and raised timber decking area, perfect for entertaining and dining al-fresco. Bordered by painted timber fencing and a range of flower beds, this versatile property extends to a generous 1,082 square feet of living accommodation. With gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

- Beautiful Semi-Detached Home
- Four Bedrooms
- Circa 1082 Square Feet
- Modern Shaker Kitchen
- Private Landscaped Rear Garden
- Driveway Parking
- Ideal Location







