

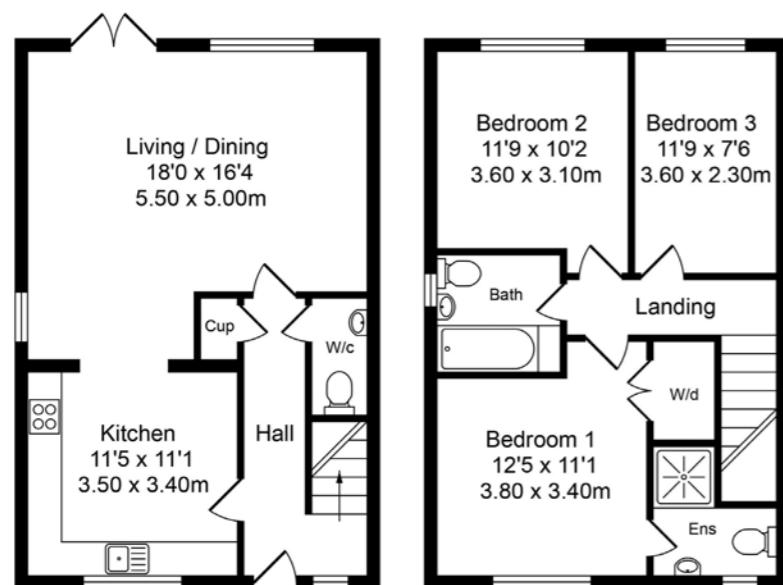


Ormskirk: 01695 570102
 Southport: 01704 778668

Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1008 Sq.ft. (93.6 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 504 Sq.Ft (46.8 Sq.M.)

First Floor
 Approx. Floor Area 504 Sq.Ft (46.8 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 this Sales Brochure but it is 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. This Sales Brochure does 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 pleased to bring to market an opportunity to acquire this modern three-bedroom semi-detached family home, perfectly situated along the popular Southport Road in Lydiate, Liverpool.

Offering both privacy and convenience, this property is ideal for families seeking contemporary living in a desirable location. Positioned close to a variety of local amenities and within easy reach of reputable primary and secondary schools, this home ensures convenience for busy families. Plus, with excellent transport and commuter links nearby, commuting is a breeze.

As you approach, you'll appreciate the ample off-road parking provided for multiple vehicles. Step inside to discover the newly fitted modern dining kitchen, boasting a range of integrated appliances and stylish contrasting work surfaces. This space seamlessly flows into the large living and dining area, flooded with natural light through dual aspect windows and modern patio doors, creating a bright and inviting atmosphere.

Upstairs, three double bedrooms await, each tastefully decorated to a high standard. The main bedroom enjoys the luxury of an en-suite bathroom, offering a private sanctuary for relaxation. The main family bathroom is well-appointed with a bath, overhead shower, WC and wash hand basin, featuring a stylish tiled design.

Outside, the professionally landscaped rear garden beckons with its large patio terrace, perfect for outdoor entertaining. The rear turfed lawn is bordered by timber fencing, ensuring privacy, while a modern garden room summer house offers versatility, ideal for conversion into a home office, gym, or entertainment room.

Spanning over 1,000 square feet and benefiting from gas central heating, double glazing, and the remainder of a 10-year NHBC new build warranty, this property offers comfort, style, and peace of mind. Don't miss out on the opportunity to make this your dream home – schedule your viewing today!

