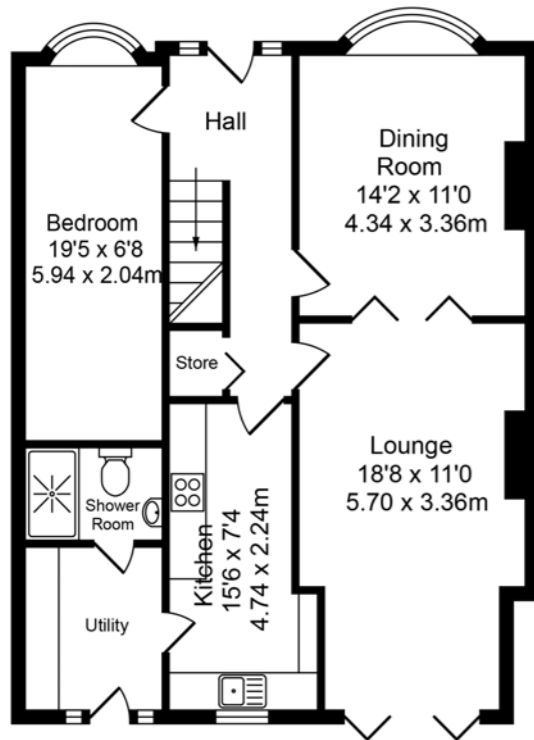




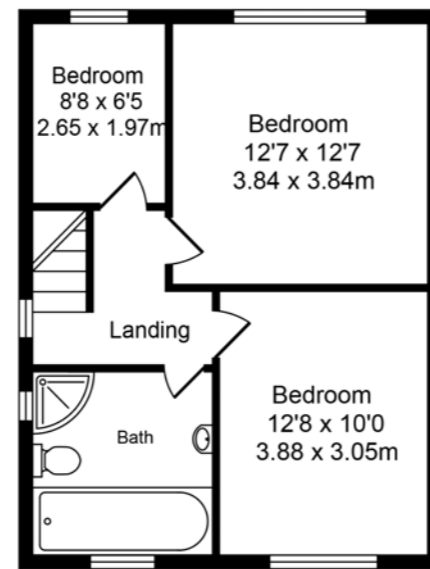
Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1268 Sq.ft. (117.8 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 773 Sq.Ft (71.8 Sq.M.)



**First Floor**  
 Approx. Floor Area 495 Sq.Ft (46.0 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](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 & Phillips are pleased to bring to market an exciting opportunity to acquire this well-presented three/four bedroom semi-detached family home, nestled along the sought-after Virginia Avenue in Lydiate, Liverpool.

This beautifully renovated semi-detached property offers the perfect blend of style, comfort, and convenience. Conveniently located near local amenities, retailers and excellent transport links, this vibrant home is ideal for families, with several highly regarded schools nearby. As you approach, a private driveway welcomes you, providing off-road parking for multiple vehicles, while well-tended gardens adorn the front and rear of the property.

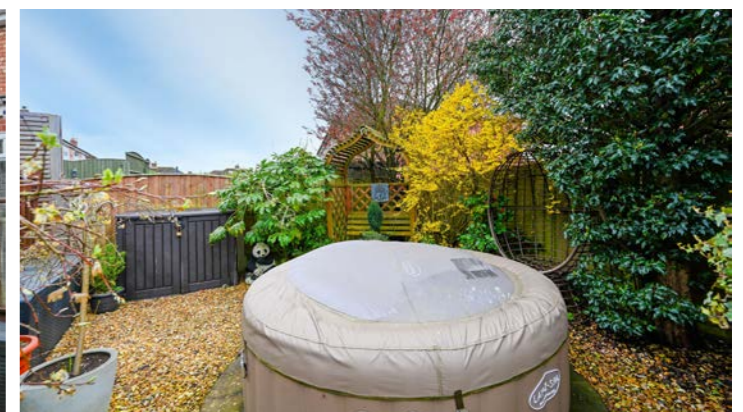
Step inside and be greeted by three spacious reception rooms on the ground floor, featuring a double fronted bay-window facade that impresses from the exterior. One of the front rooms is currently utilised as a fourth ground floor bedroom, offering versatility to suit your needs. The main living room is tastefully decorated and centred around a contemporary feature fireplace, flowing seamlessly into an adjoining dining room.

At the rear of the property, discover a modern kitchen boasting sleek wall, base and tower units in a stylish contemporary design, complete with integrated appliances and premium contrasting work surfaces. An adjoining utility and shower room add practicality to the ground floor layout.

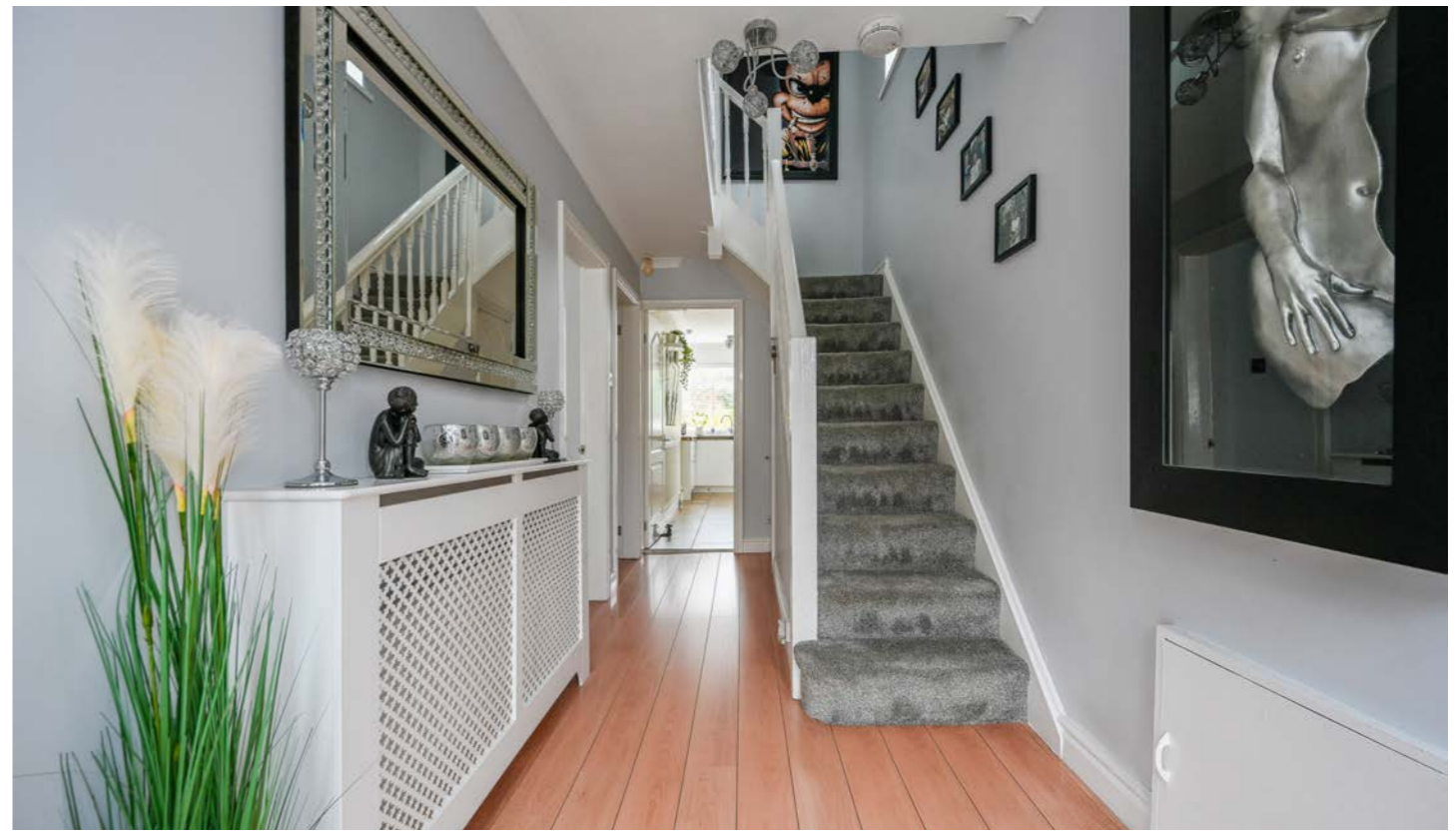
Upstairs, three well-proportioned family bedrooms await, two of which are double-sized and all neutrally decorated for a calming ambiance. The main family bathroom is beautifully tiled and features a bath, separate shower cubicle, WC and vanity wash hand basin.

Outside, the private rear garden is a true oasis, beautifully landscaped with a large timber decking terrace ideal for outdoor entertaining. A well-arranged stone feature garden area is bordered by established trees and plants, adding to the tranquil atmosphere.

With an immaculate fit and finish throughout, this flexible property extends to a generous 1,268 square feet, offering gas central heating and double glazing for year-round comfort. Don't miss out on the opportunity to make this your new family haven – schedule your viewing today!







KEY FEATURES

- Semi-Detached Family Home
- Three/Four Bedrooms
- Circa 1268 Square Feet
- Stylish Modern Kitchen
- Private Beautifully Landscaped Rear Garden
- Driveway Parking for Multiple Vehicles
- Great Location

