

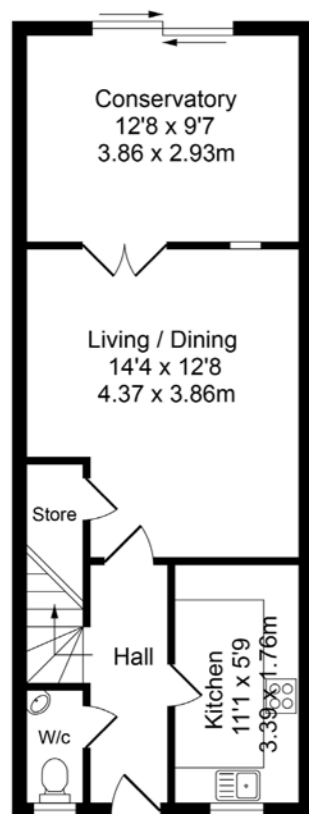


Ormskirk: 01695 570102
Southport: 01704 778668

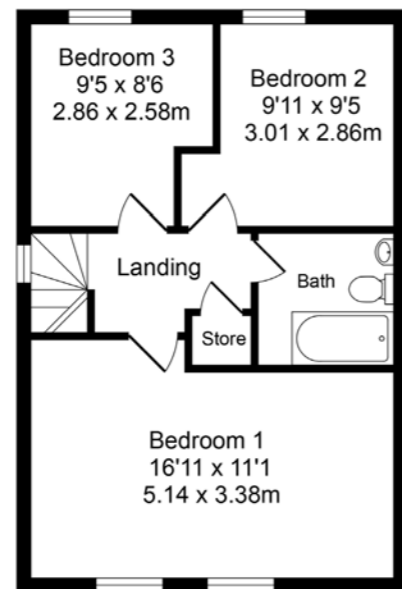
Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 886 Sq.ft. (82.3 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 452 Sq.Ft (42.0 Sq.M.)



First Floor
Approx. Floor Area 434 Sq.Ft (40.3 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 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 delighted to Present this charming three-bedroom end-Mews modern build home, perfectly positioned along the popular Riverside Mews in Huyton, Knowsley.

With its convenient location near local amenities, superb transport links and highly regarded schools, this property is ideal for first-time buyers, working professional's and families alike.

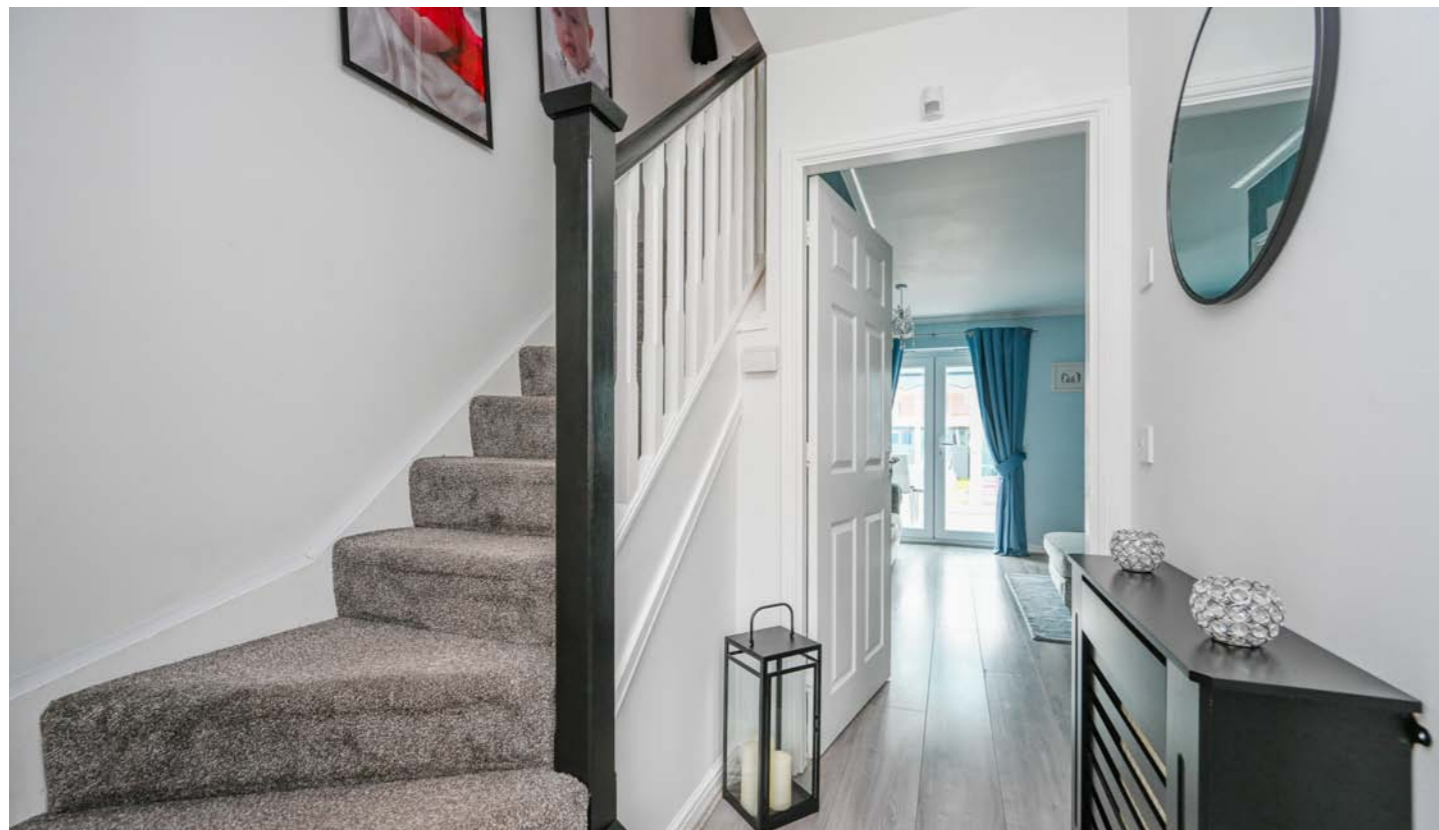
As you arrive, allocated parking awaits, granting easy access to the main front entrance and large main hallway. The front of the property boasts a modern kitchen equipped with an array of units, integrated appliances and contrasting work surfaces. A convenient WC is situated adjacent for added functionality.

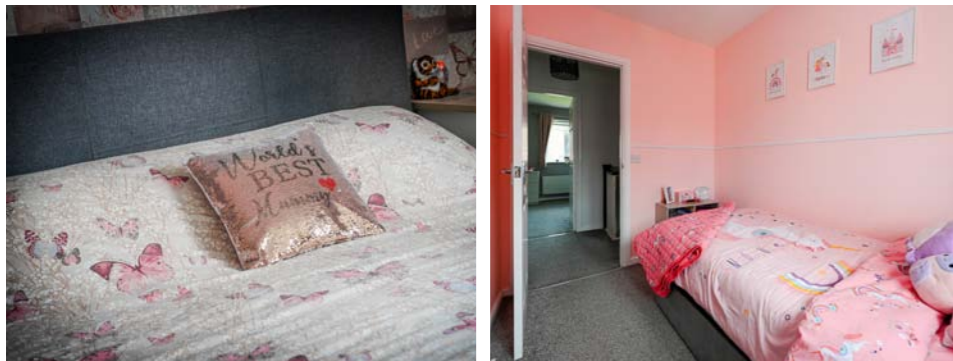
Centrally located, a spacious living room awaits, decorated to a high standard and bathed in natural light thanks to a large garden room conservatory extension, offering additional space.

Upstairs you will find three well-proportioned family bedrooms, all decorated in a pleasing neutral decor. The main bedroom features fitted wardrobes for added convenience. A family bathroom serves the property well, offering a bath with overhead shower, WC and wash hand basin.

Outside, the landscaped rear garden offers a peaceful retreat, with a turfed lawn bordered by painted timber fencing and a large patio terrace ideal for outdoor entertaining.

With a generous 1,085 square feet of living space, gas central heating (with a brand new boiler fitted in February 2024) and double glazing throughout, this property offers both comfort and convenience. Internal inspection is highly advised to fully appreciate all that this home has to offer. Don't miss out – schedule your viewing today!





KEY FEATURES

CHARMING END-MEWS HOME
PRESENTED TO A HIGH STANDARD
THROUGHOUT

THREE BEDROOMS

CIRCA 1085 SQ FT

MODERN FITTED KITCHEN

LARGE GARDEN ROOM
CONSERVATORY EXTENSION

LANDSCAPED REAR GARDEN

ALLOCATED PARKING



