



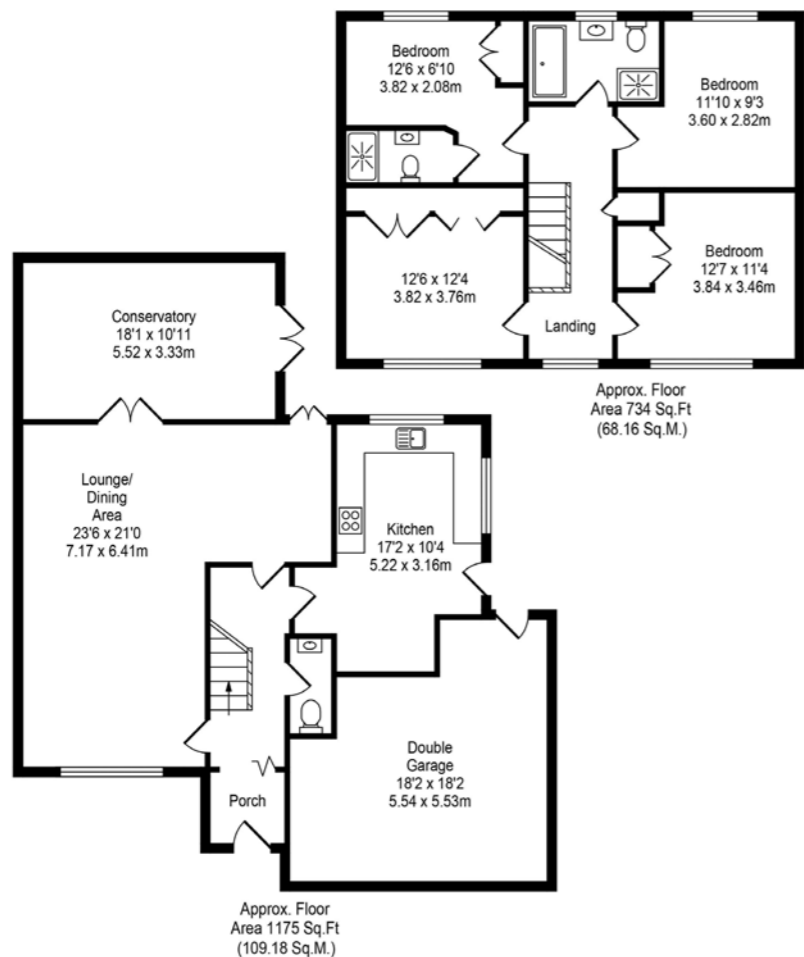
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**ARNOLD & PHILLIPS**  
ESTATE AGENTS

**Total Approx. Floor Area 1909 Sq.ft. (117.34 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.  
Tenure: Freehold  
Council Tax Band: E

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.



**THE LUXURY PROPERTY SPECIALISTS**

**Delta Drive, Liverpool**  
**Offers Over £400,000**



Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this beautifully presented four-bedroom detached property, residing on Delta Drive within the highly coveted Coachman's Drive estate in West Derby, 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 into Liverpool and beyond. With several highly regarded primary and secondary schools also residing nearby, this property would be ideal for working professionals and families alike.

Spacious living and contemporary design are offered as standard throughout this inviting property. Situated with off-road parking for multiple vehicles and an integrated double garage, this home is as practical as it is stylish.

Step through the front entrance porch into an extensive main living room, centred around a contemporary feature fireplace. The open-plan layout flows seamlessly into an ample dining area and adjoining garden room conservatory, filling the space with natural light and creating a perfect setting for family gatherings and entertaining.

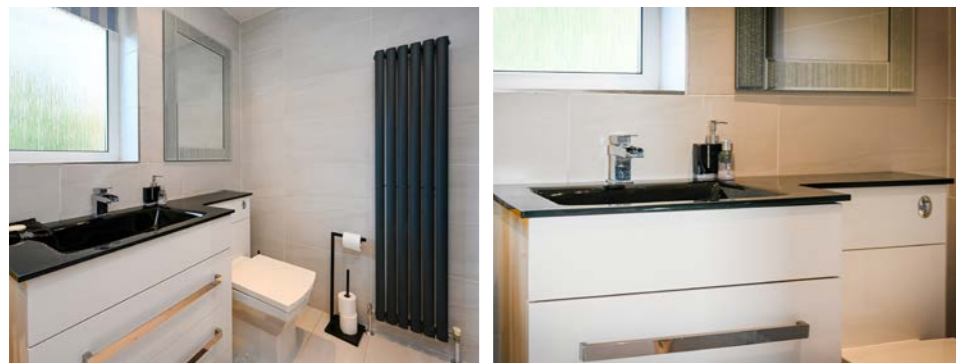
The fitted kitchen is well thought out and finished in a wooden design and equipped with a range of wall, base and tower units, integrated appliances and stylish contrasting work surfaces. An additional dining area adds to the functionality of the space.

Upstairs, four well-proportioned family bedrooms await, all neutrally decorated and enjoying pleasant outlooks over the surrounding area. Integrated wardrobes provide ample storage, while the main bedroom boasts a tiled en-suite bathroom for added convenience. The main family bathroom is generously sized and features a bath, WC, vanity wash hand basin and walk-in shower.

Outside, the property sits within an established wrap-around plot, with a turfed main garden bordered by established plants, trees and shrubs. A flagged side garden adds to the charm and convenience of this contemporary property, offering an ideal space for outdoor entertaining.

With gas central heating and double glazing throughout, generous proportions extending to around 1,909 square feet of living accommodation and an ideal location for families and working professionals alike, this property offers both comfort and style. Don't miss out – schedule your viewing today and make this your dream home.





**KEY FEATURES**

- Beautifully Presented Detached Home
- Four Well Proportioned Bedrooms with Ensuite to Main Bedroom
- Circa 1909 Square Feet
- Tastefully Decorated Lounge
- Stylish Kitchen
- Conservatory
- Gardens to Front, Rear and Side
- Off Road Parking
- Double Garage
- Good Location





