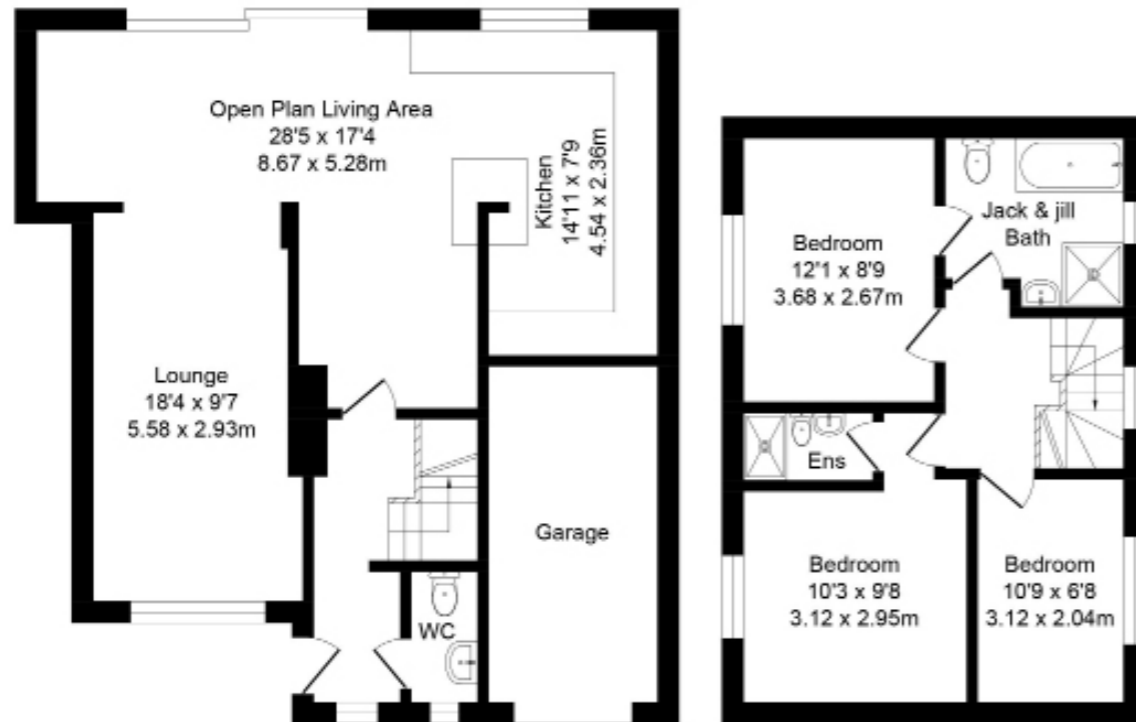




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1089 Sq.ft. (101.21 Sq.M.)

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



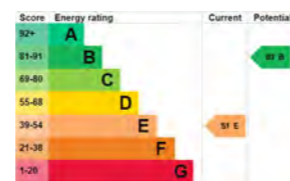
Ground Floor
 Approx. Floor Area 639 Sq.Ft (59.37 Sq.M.)

First Floor
 Approx. Floor Area 450 Sq.Ft (41.84 Sq.M.)



Tenure: We are advised by our client that the property is 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. 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.



Presented to show home standard throughout, this simply stunning detached residence simply must be viewed to be appreciated, a home of sheer quality, the standard of which is seldom seen in the present market. Under our client's attentive ownership and precise attention to detail, this beautiful extended home has been finished to an impeccable standard throughout, with high quality fixtures and fittings and an outstanding level of finish to create a home which is not simply a run of the mill refurbishment, instead being a quite exceptional end product. Amongst a host of aesthetic improvements, such as a quality fitted kitchen and two bath/shower rooms, to create a fabulous floorplan which flows perfectly and is the epitome of modern day living, all of which combines together to create a home reminiscent of a new build property.

The property is situated in arguably one of the most desired tree-lined roads the well regarded town of Maghull has to offer, the quiet residential location being ideal for those who wish to raise their family in safety, complete with excellent schools and swift transport links. An abundance of shops and amenities are close at hand within the bustling centre, whilst the historic market town of Ormskirk is similarly convenient, with its vibrant social scene, including eclectic bars and eateries.

Internally, the light-filled living spaces are sure to impress, as will the neutral standard of decor which compliments the property perfectly; entering via the welcoming entrance hallway with its spindled staircase to the first floor and handy two piece cloakroom/WC, before proceeding through into the fabulous open plan kitchen/diner/family room, which is the epitome of modern day living, creating that wonderfully sociable environment for even the most populous of gatherings. The ceramic tiled flooring emphasises the open plan feel and extends out onto the patio, linking the outside and inside spaces seamlessly, whilst the feeling of quality is felt no more so than within the gorgeous kitchen, which is fitted with a range of high-gloss wall and base units in grey, with complimentary granite work surfaces and equipped with a range of integrated AEG appliances, including high-level electric oven, induction hob, microwave, fridge/freezer, dishwasher and washing machine, as well as the ultimate gadget - an instant hot water tap. The open plan layout continues through into the 18' lounge, which has that all-important warm and inviting ambiance, as well as continuing the stylish contemporary feel, whilst a trip up to the first floor will reveal the three well-proportioned bedrooms, all of which are bright and appealing. Bedroom two boasts a stylish three piece en-suite shower room, ensuring there are no queues of a morning, with the remainder of the household suitably spoiled by the similarly well appointed family bathroom, which is also en-suite from the master bedroom, and fitted with a four piece suite in classic white, complete with Hans Grohe fittings, comprising of WC, vanity wash hand basin, tiled bath and separate shower cubicle.

Externally, the low-maintenance frontage has been designed to create maximum off-road parking facilities, able to accommodate a number of vehicles, as well as providing access to the integral single garage. The rear garden is similarly easy to care for, being mainly laid to lawn and further benefiting from the aforementioned large patio, on which one can enjoy a relaxing glass of wine or two in those warm summer evenings, as well as a handy storage shed. An internal inspection is vital to appreciate the quality of this beautiful home.

