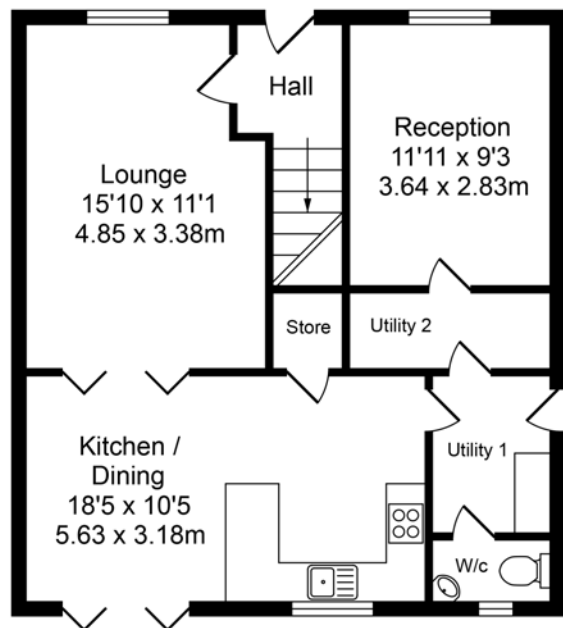




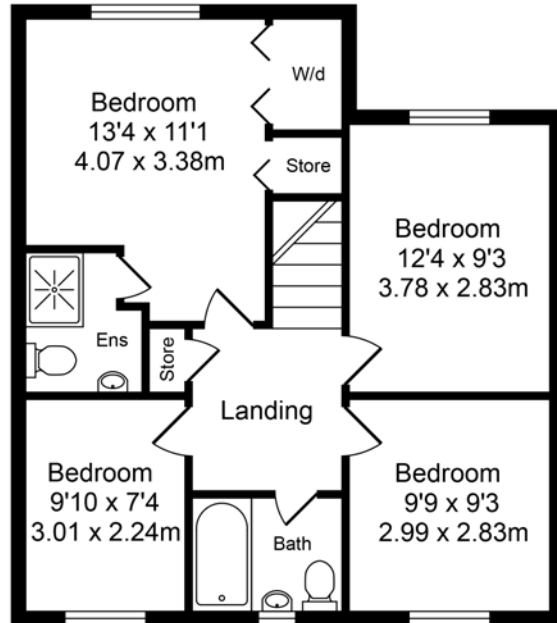
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1266 Sq.ft. (117.6 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 618 Sq.Ft (57.4 Sq.M.)



First Floor
 Approx. Floor Area 648 Sq.Ft (60.2 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 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 present this stunning four-bedroom detached new-build family home, residing attractively along the popular Goldcrest Road within the highly sought-after Poppyfields development in Maghull, Liverpool.

This property offers a prime location with easy access to local amenities and excellent transport links, including a nearby rail station, making it perfect for families and working professionals alike.

As you approach, a private driveway provides off-road parking for multiple vehicles, leading to the main entrance. On the ground floor, two spacious living rooms welcome you, both meticulously finished to a high standard. At the rear, an open-plan family dining kitchen awaits, featuring integrated appliances, stylish work surfaces and breakfast bar. Abundant storage is provided by a range of wall, base and tower units. Flooded with natural light, the dining area boasts modern patio doors. Completing the ground floor are a convenient WC and utility room.

Upstairs, four well-proportioned family bedrooms await, with the main bedroom offering integrated wardrobes and a luxurious tiled en-suite bathroom. The main family bathroom includes a bath with overhead shower, WC and wash hand basin.

Outside, the professionally landscaped rear garden features a premium artificially turfed central lawn, bordered by painted timber fencing and flower beds, with an ample patio terrace ideal for outdoor entertaining. With a generous floor area of 1,266 square feet, gas central heating, double glazing and the remainder of a 10-year NHBC new build warranty, this property offers both comfort and peace of mind. Internal inspection is highly recommended to fully appreciate its quality and charm.





KEY FEATURES

MODERN DETACHED
FAMILY HOME

FOUR BEDROOMS
(MASTER WITH EN-SUITE)

TWO RECEPTION ROOMS

OPEN PLAN FAMILY DINING
KITCHEN

TWO UTILITY ROOMS

CIRCA 1266 SQ FT

AMPLE OFF ROAD PARKING

SOUTH FACING REAR GARDEN





