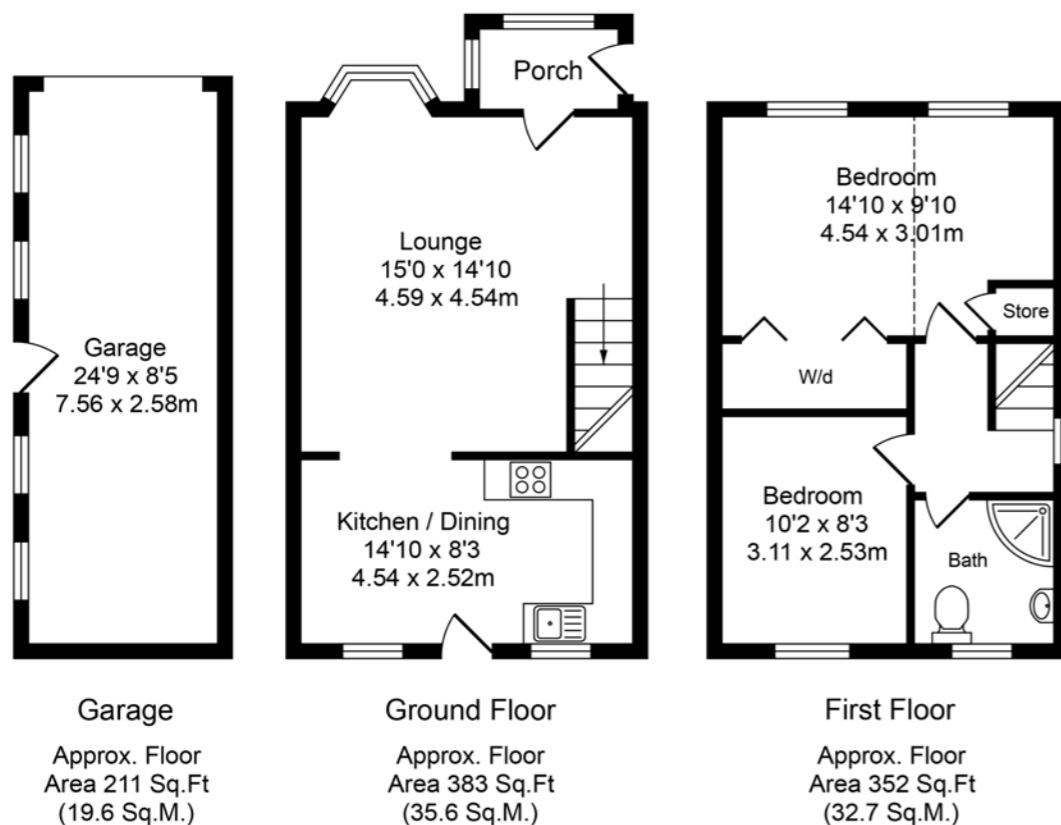




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
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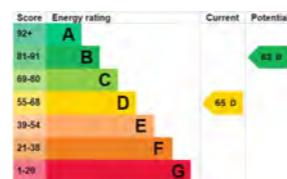
**Total Approx. Floor Area 946 Sq.ft. (87.9 Sq.M.)**

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



Tenure: We are advised by our client that the property is Leasehold (further details to follow)  
 Council Tax Band: TBC

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 present this charming two/three-bedroom semi-detached residence situated along the popular Yarrow Avenue in Maghull, Liverpool. This property offers convenience with its proximity to local amenities, schools and excellent transport and commuter links. A private driveway enhances accessibility for residents.

Upon entry, you are greeted by a spacious main living room, featuring a modern feature fireplace as its centrepiece, creating a cosy and inviting atmosphere. This leads through to the rear dining kitchen, which boasts a range of fitted units, integrated appliances and ample dining space, providing an ideal setting for family meals and gatherings. While the property would benefit from some modernisation, its potential is evident, offering the opportunity for personalisation and enhancement.

The first floor accommodates two (originally three) well-proportioned family bedrooms and a modern family bathroom, complete with a bath, shower, WC, and wash hand basin, catering to the needs of a growing family.

Externally, the private landscaped garden is a tranquil retreat, featuring a centrally turfed lawn area and a rear raised pond seating area, ideal for outdoor entertaining and relaxation. A large garage, partitioned to provide garden storage, along with an entertaining area at the rear currently housing a hot tub, adds to the property's appeal.

With a good-sized floor area, gas central heating, double glazing, and ample potential for improvement, internal inspection of this property is advised to fully appreciate the opportunities it presents for comfortable family living.





KEY FEATURES

- Charming Semi-Detached Home
- Three Bedrooms
- Circa 946 Square Feet
- Fitted Dining Kitchen
- Private Landscaped Rear Garden
- Large Garage
- Driveway Parking



