



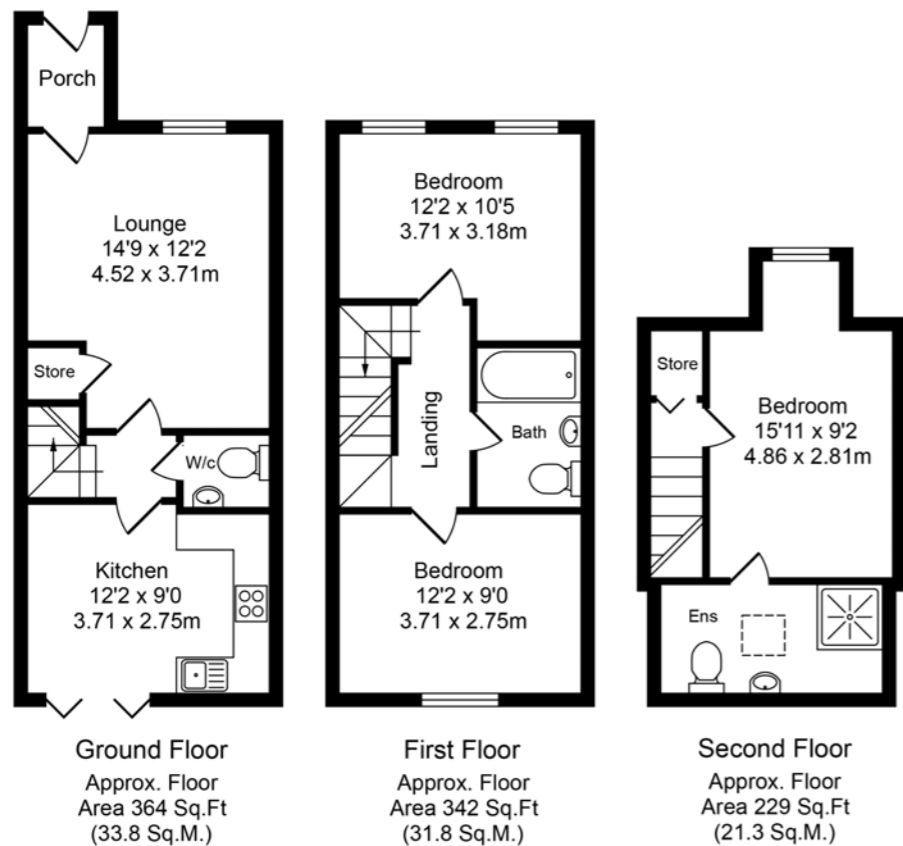
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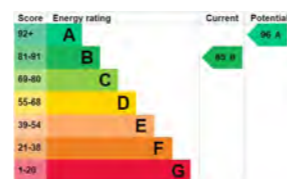
Total Approx. Floor Area 935 Sq.ft. (86.9 Sq.M.)

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 Freehold
 Council Tax Band: C

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.



THE LUXURY PROPERTY SPECIALISTS

Swallow Crescent, Maghull
Offers in Excess of £210,000



Arnold & Phillips are excited to offer this impressive three-bedroom mid-terraced modern build property, situated attractively along Swallow Crescent in Maghull, Liverpool.

This appealing property is perfect for families and working professionals, boasting a desirable location with a host of local amenities nearby. Residents will benefit from excellent schools, convenient shopping options, and various amenities, making it a prime choice for those seeking a blend of comfort and convenience. Maghull is a charming area known for its community spirit and rich history. The property is well-connected, with superb transport links, including easy access to the local rail station and major road networks. The village centre offers a variety of shops, cafes, and services, ensuring that everything you need is within reach. The proximity to reputable schools makes it an ideal location for families, while the serene surroundings provide a peaceful retreat from the hustle and bustle of city life.

Externally, the property is highly attractive, featuring a contemporary facade that is both welcoming and stylish. Approached via a well-maintained pathway, the front of the house presents a neat and appealing appearance, inviting you to explore further. The modern design is complemented by a private driveway providing off-road parking, adding to the convenience and appeal of this wonderful home.

On the ground floor, the property offers a spacious reception room, perfect for relaxing and entertaining. The room is filled with natural light, creating a warm and inviting atmosphere. The adjoining kitchen is generously sized, fitted with modern appliances, and features a range of wall, base, and tower units, as well as stylish work surfaces. A convenient cloakroom/WC is also located on this level, enhancing the functionality of the space.

The first floor comprises two well-proportioned bedrooms, whilst the master bedroom resides to the second floor and is particularly impressive featuring an en-suite bathroom for added privacy and comfort. The remaining bedrooms are also spacious and share access to a modern family bathroom, complete with contemporary fixtures and fittings.

The rear garden is a standout feature of this property, offering a generous outdoor space that is perfect for family activities and entertaining. Predominantly laid to lawn, the garden is easy to maintain and provides plenty of room for children to play. The ample patio terrace is ideal for al fresco dining and social gatherings, creating a seamless extension of the indoor living space.

Owning this property comes with numerous benefits, including a prime location, modern amenities, and a beautifully presented living space. It is a fantastic opportunity for those seeking a comfortable and convenient lifestyle in a vibrant community. The thoughtful design and quality finishes throughout ensure that this home is both functional and aesthetically pleasing, offering a welcoming environment for all who enter.

For further details and to arrange a viewing, please contact our Ormskirk branch. This is an opportunity not to be missed, and early viewing is highly recommended to fully appreciate all that this modern property has to offer.

