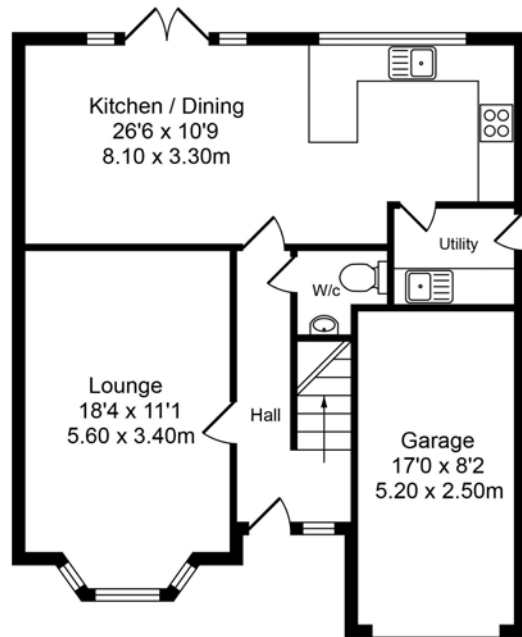




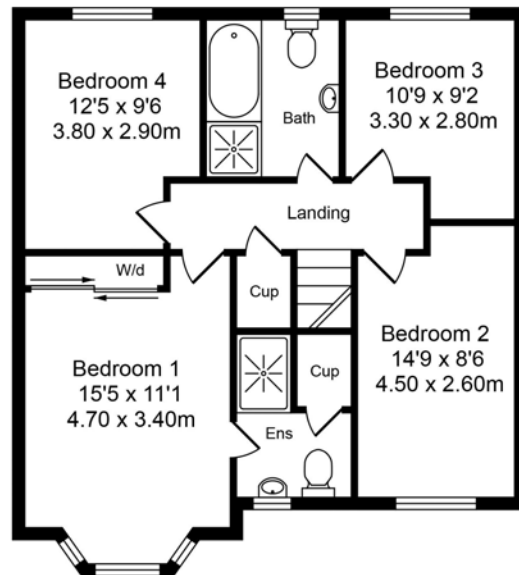
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1483 Sq.ft. (137.8 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 765 Sq.Ft (71.1 Sq.M.)

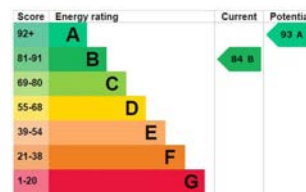


First Floor
 Approx. Floor Area 718 Sq.Ft (66.7 Sq.M.)



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 bring to market an exciting opportunity to acquire this stunning four-bedroom detached modern build property, situated on a popular established development in Prescot, Liverpool.

As you approach, you'll be greeted by well-maintained gardens both at the front and rear, adding to the charm of the residence, with ample off-road parking provided for multiple vehicles. Upon entering the property, the ground floor boasts a spacious front living room, providing a cozy retreat for relaxation. Additionally, there's an integrated garage for convenient parking and storage. The heart of the home lies in the fully fitted open plan dining kitchen located at the rear. This area is a contemporary convenience, featuring a plethora of wall, tower and base units, integrated appliances, stylish contrasting work surfaces, and a breakfast bar, perfect for casual dining and entertaining.

Moving to the first floor, you'll find four generously proportioned family bedrooms, all meticulously presented to a high standard, with a range of integrated wardrobes and storage facilities, ensuring ample space for your belongings. The main bedroom is a good size and boasts an attractive tiled ensuite bathroom for added convenience. The property is also complemented by a tiled main family bathroom, complete with a bath with overhead shower, WC, vanity wash handbasin, all finished in an established modern design.

Externally, the rear garden is a private retreat, beautifully landscaped and featuring a spacious patio terrace, ideal for outdoor entertaining or simply enjoying the tranquility of the surroundings. Located in a highly sought-after area, this property offers excellent transport and commuter links, as well as easy access to local amenities.

Extending to a generous 1,483 square feet of living accommodation and enjoying gas central heating, double glazing and the remainder of its 10-year NHBC new build warranty, don't miss out on the opportunity to make this your dream home!





KEY FEATURES

STUNNING MODERN
DETACHED HOME

FOUR BEDROOMS
(MASTER WITH EN-SUITE)

PERFECTLY PRESENTED
THROUGHOUT

CIRCA 1483 SQ FT

OPEN PLAN DINING KITCHEN

BEAUTIFULLY LANDSCAPED
GARDEN

AMPLE OFF ROAD PARKING &
INTEGRAL GARAGE

SOUGHT AFTER LOCATION



