

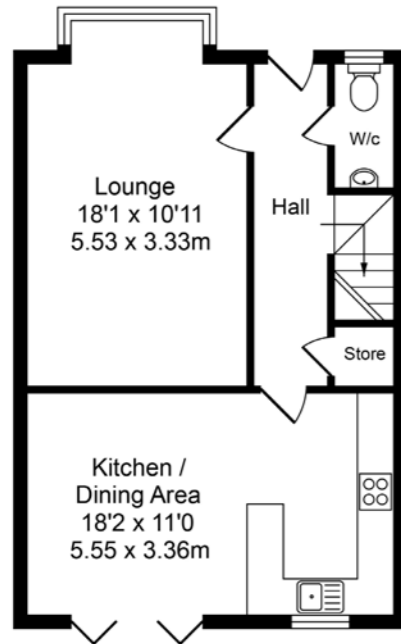


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

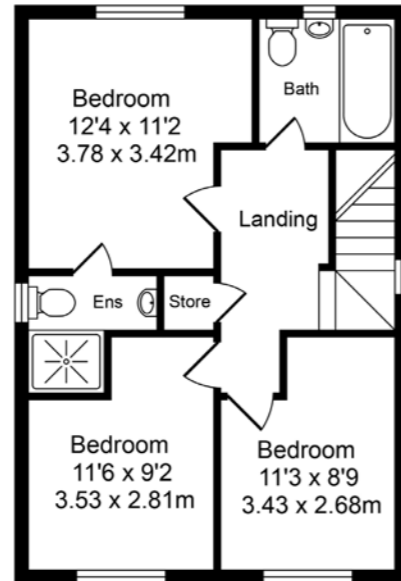
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1010 Sq.ft. (93.9 Sq.M.)

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



Ground Floor
 Approx. Floor Area 512 Sq.Ft (47.6 Sq.M.)



First Floor
 Approx. Floor Area 498 Sq.Ft (46.3 Sq.M.)



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.



Arnold & Phillips are delighted to offer this beautifully presented three-bedroom renovated detached property for sale, residing attractively within a generous plot along the highly popular Bearwood Road in Kirkby, Liverpool.

This exquisite property stands out for its elegant design and prime location. The area is renowned for its excellent schools, diverse shops, and numerous amenities, making it an ideal choice for families and professionals alike.

Kirkby is a vibrant and popular locality, offering a perfect blend of urban convenience and suburban tranquillity. The area boasts a wealth of green spaces, recreational facilities, and a strong sense of community. Excellent transport links, including nearby train stations and major roadways, ensure easy access to Liverpool city centre and surrounding areas, making commuting and traveling a breeze.

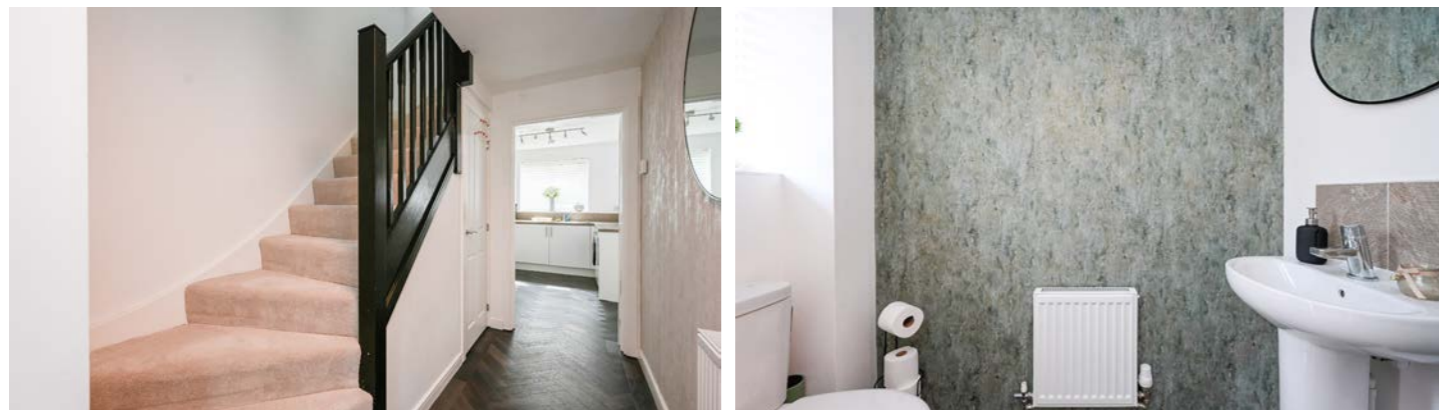
Approaching the property, you are welcomed by a private driveway, leading to a striking facade that exudes curb appeal. The exterior is meticulously maintained, featuring a blend of traditional and contemporary architectural elements that create a visually appealing and inviting entrance.

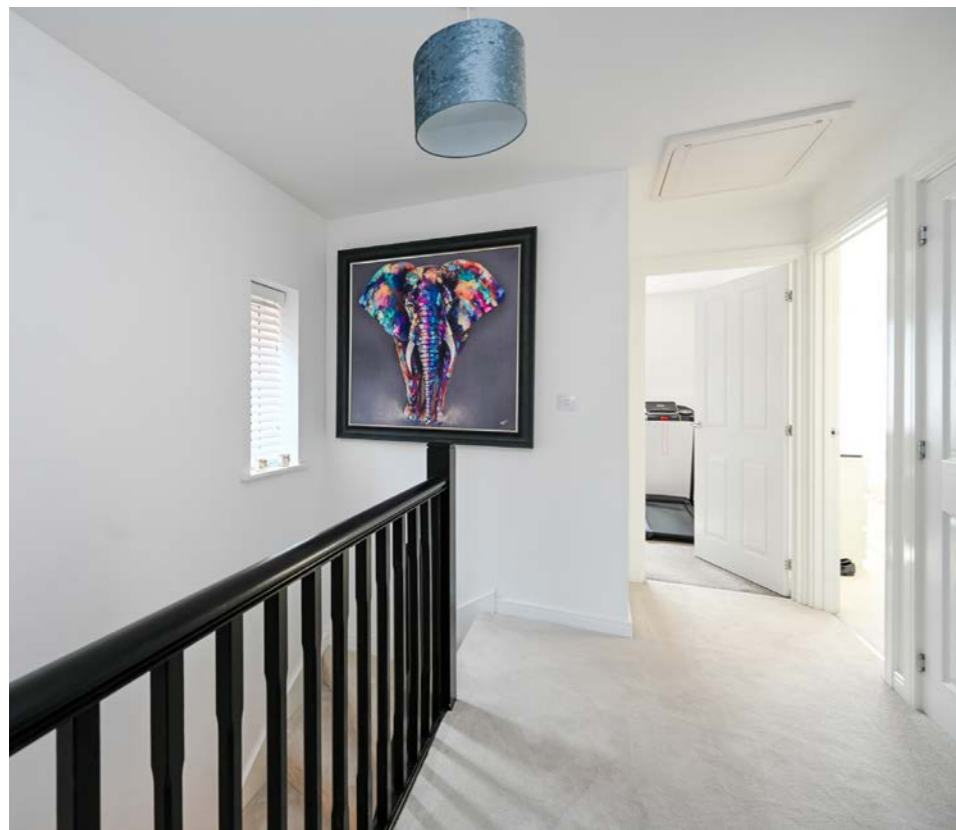
Upon entering the ground floor, you are greeted by a spacious bay-fronted main reception room centred around a premium contemporary media wall, perfect for relaxation and entertainment. The rear of the property boasts a stunning modern kitchen, equipped with a range of wall, base, and tower units, and high-end integrated appliances. Premium Quartz work-surfaces complement this designer kitchen, which also includes a feature breakfast bar. An ample dining area, illuminated by bi-folding doors, creates a bright and open space ideal for family meals and gatherings.

The first floor comprises three well-proportioned family bedrooms, all double in size and neutrally decorated, offering a blank canvas for personalization. The main bedroom features lavish en-suite bathroom facilities, providing a private sanctuary. The property is well-served by a main family bathroom, which includes a bath with an overhead shower, WC, and a vanity wash hand basin.

Externally, the rear garden is of particularly large proportions and has been professionally landscaped. It features a central artificially turfed lawn bordered by raised flower beds, with a large premium porcelain patio terrace, providing the ideal space for outdoor gatherings and entertaining. Additional features include gas central heating, double glazing, and a stunning fit and finish throughout.

Owning this property offers numerous benefits, from its luxurious interior design to its prime location. It promises a lifestyle of comfort, convenience, and elegance, making it a desirable home for any discerning buyer. We highly recommend internal inspection to fully appreciate all that this magnificent home has to offer.





KEY FEATURES

Renovated Detached Home

Three Bedrooms

Circa 1010 Square Feet

Stunning Modern Kitchen

Generous Plot

Professionally Landscaped
Rear Garden

Private Driveway



