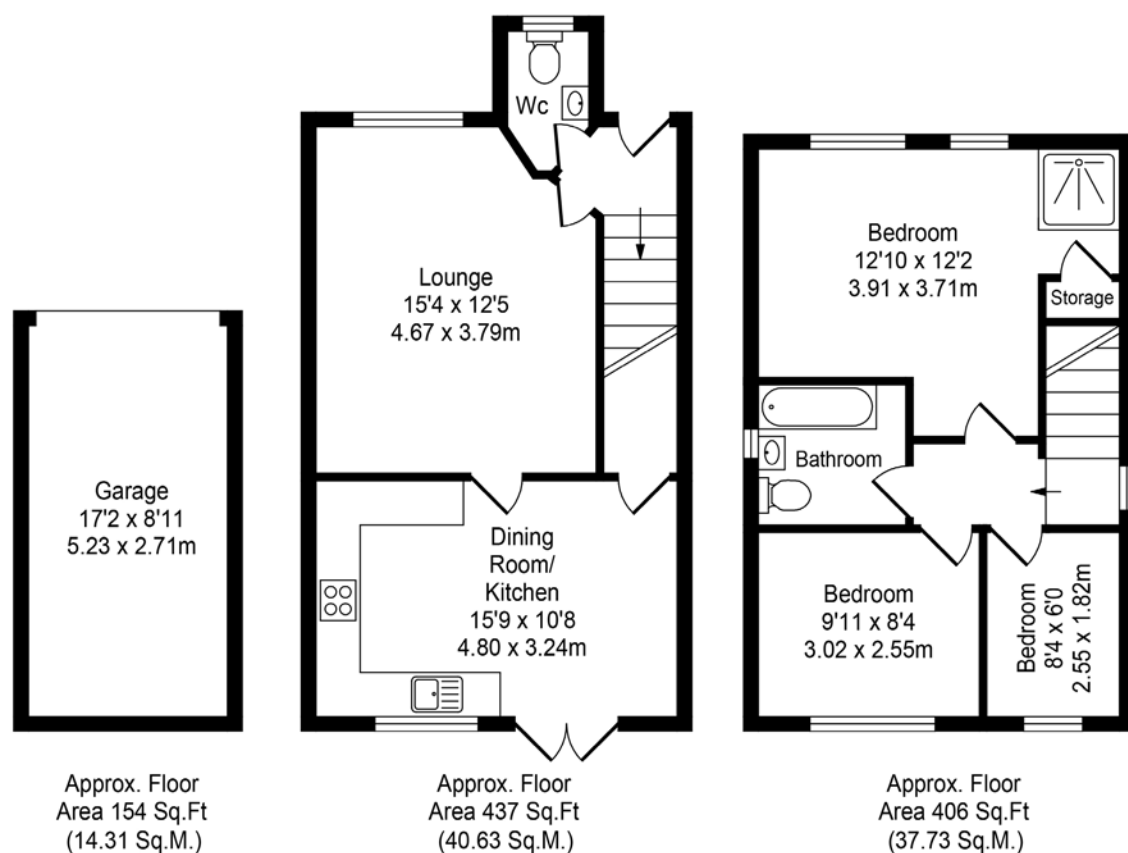




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 998 Sq.ft. (92.67 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.

Arnold & Phillips are delighted to offer this well-presented three-bedroom detached property for sale, situated within a private plot along the sought-after Barlow's Lane in Fazakerley, Liverpool.

This appealing property boasts a harmonious blend of modern luxury and traditional charm, making it an ideal home for families and professionals. The location offers excellent benefits, including proximity to top-rated schools, diverse shops, and essential amenities, ensuring a convenient and fulfilling lifestyle for its residents.

Fazakerley is a vibrant and popular area, known for its community spirit and ample green spaces. The locality benefits from excellent transport links, including nearby train stations and major roadways, facilitating easy access to Liverpool city centre and surrounding regions. The area also offers a range of recreational facilities and parks, contributing to a balanced and active lifestyle.

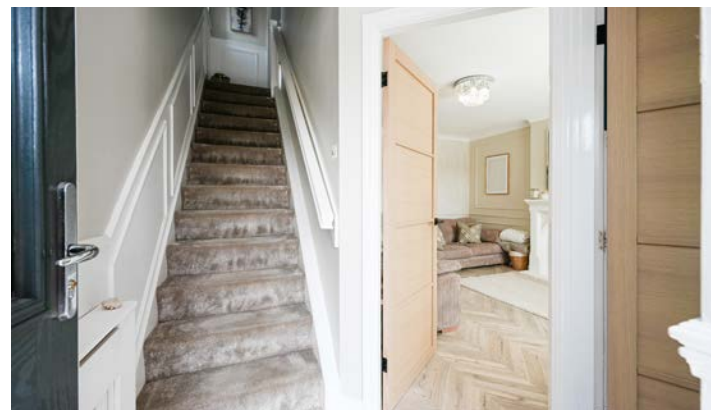
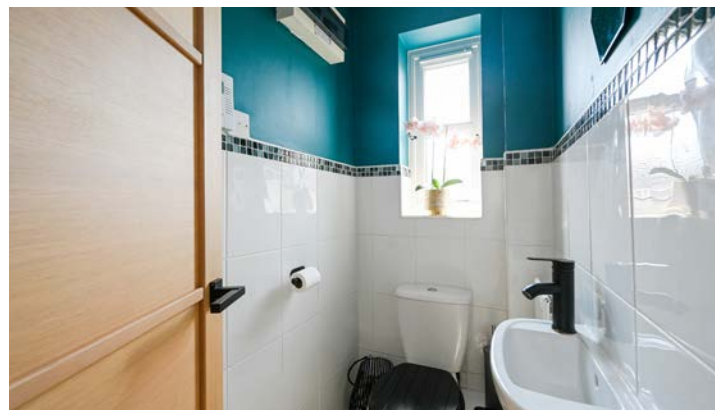
Approaching the property, you are welcomed by a private driveway leading to a detached garage, enhancing both convenience and security. The exterior of the property is meticulously maintained, featuring a visually appealing facade that combines traditional architectural elements with contemporary touches, creating an inviting and stylish entrance.

The ground floor of the property is designed for both comfort and elegance. It features a spacious front living room, decorated to a high standard and centred around a charming feature fireplace. The rear of the property showcases a stunning open-plan family dining kitchen, fitted with an array of wall, base, and tower units in a premium dove grey shaker design. This kitchen boasts premium Quartz work-surfaces and high-end integrated appliances, offering both functionality and style. The ample dining area is well-lit via modern French-style patio doors, creating a bright and welcoming space for family meals and entertaining.

The first floor comprises three well-proportioned family bedrooms. Two of the bedrooms are double in size and decorated to a high level, with the main bedroom featuring luxurious en-suite bathroom facilities. 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, all finished in a stylish tiled design.

Externally, the rear of the property is private and well-established, featuring a spacious turfed main lawn bordered by a variety of shrubs and plants. A generous patio terrace encircles the property, providing an ideal space for outdoor entertaining and relaxation. Additional features include gas central heating and double glazing throughout, ensuring comfort and energy efficiency.

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 an internal inspection to fully appreciate all that this magnificent home has to offer.





KEY FEATURES

- Well-Presented Detached Home
- Three Bedrooms
- Circa 998 Square Feet
- Premium Open Plan Kitchen
- Private & Well Established Rear Garden
- Driveway Parking
- Detached Garage







