

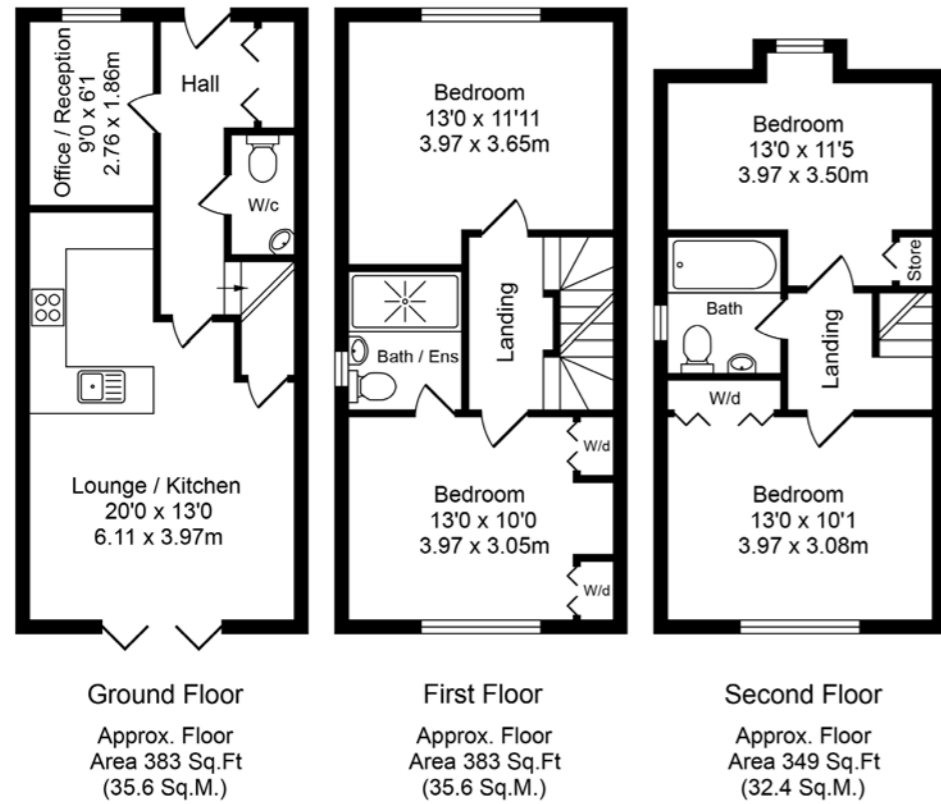


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 Ormskirk: 01695 570102 Chorley: 01257 241173
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Total Approx. Floor Area 1115 Sq.ft. (103.6 Sq.M.)

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 present this prestigious three/four-bedroom end mews-style property, nestled within the sought-after Pinewood Park development in Formby.

Located along Marmot Road, this contemporary new-build home is arranged over three impressive levels and offers modern living with high-quality finishes throughout. With excellent local schools, shops, and amenities nearby, this property is ideally positioned for families and professionals alike. The nearby Formby town centre offers a wide array of dining options, boutique shops, and essential services, while the beautiful Formby Beach and nature reserve are just a short drive away.

Formby is a highly desirable location, known for its leafy streets and excellent transport connections. With easy access to Formby and Freshfield train stations, commuting to Liverpool city centre or Southport is straightforward, while the nearby A565 provides efficient road links. The area is also well-served by reputable schools, making it particularly appealing to families.

The exterior of this stylish property is visually striking, with its modern design and attractive brickwork. The property is approached via a well-maintained pathway, with a neatly landscaped front garden and off-road parking available. On entering the home, the attention to detail is immediately evident. The ground floor features a versatile snug/office space at the front of the property, ideal for home working. The rear hosts a stunning newly fitted cashmere high-gloss kitchen, complete with an array of wall, base, and tower units, integrated appliances, and sleek contrasting work surfaces. The open plan living/dining area is flooded with natural light from the modern patio doors, and the entire ground floor is finished with premium Amtico flooring for a seamless look. A WC and useful storage cupboard complete the ground floor accommodation.

The first floor offers flexible living space, with a spacious bedroom featuring fitted wardrobes and a large living room that could easily be repurposed as a fourth bedroom if needed. The centrally located family bathroom is finished to a high standard, with a bath and overhead shower, WC, and wash hand basin. The second floor provides two further double bedrooms, both well-proportioned and tastefully decorated, along with a second bathroom featuring modern fixtures. Additionally, integrated wardrobes in both rooms offer excellent storage solutions.

Externally, the rear garden has been professionally landscaped with great attention to detail, featuring a premium artificial lawn for easy maintenance, as well as decking and patio terracing that create the perfect space for outdoor gatherings and entertaining. The property extends to around 1,115 square feet and benefits from gas central heating, double glazing, and the remainder of a 10-year NHBC new-build warranty, ensuring peace of mind for any prospective buyer.

For further details or to arrange a viewing, please contact our Ormskirk branch. Our friendly team is on hand to assist you and provide more information on this exceptional home. Early viewing is highly recommended to avoid disappointment.

