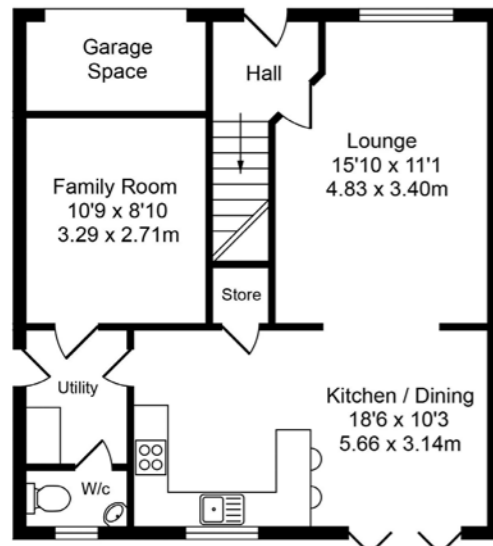




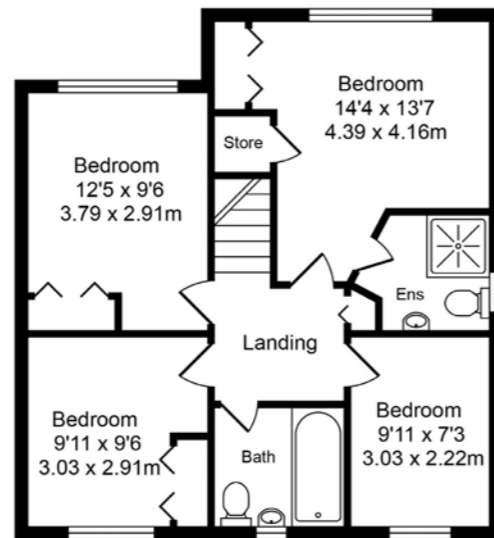
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1247 Sq.ft. (115.8 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 642 Sq.Ft (59.6 Sq.M.)



First Floor
 Approx. Floor Area 605 Sq.Ft (56.2 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 thrilled to present this contemporary four-bedroom detached property, ideally situated on the sought-after Goldcrest Road within the popular 'Poppyfields' development in Maghull, Liverpool. This modern build home has been meticulously maintained and thoughtfully enhanced, offering an exceptional living experience. Located in a family-friendly area, this property benefits from proximity to highly regarded schools, a variety of shops, and convenient local amenities. The nearby A59 and M58 motorways provide excellent transport links, making it an ideal choice for commuters heading to Liverpool, Ormskirk, or further afield.

Maghull is a vibrant and well-connected community, celebrated for its excellent schools, lush parks, and a wide range of local conveniences. The 'Poppyfields' development is particularly appealing for families and professionals alike, thanks to its peaceful surroundings and easy access to both countryside and city life. Public transport options are also abundant, with frequent bus services and Maghull North train station nearby, providing direct routes to Liverpool City Centre and beyond.

The exterior of this impressive property exudes curb appeal, with a private driveway leading to a welcoming entrance. The home is fronted by a well-maintained garden, setting the tone for the high standard that continues inside. The previous integrated garage has been expertly converted into a second spacious living room, offering additional versatility for modern family living. A dedicated garden storage space has been thoughtfully retained, ensuring practicality is not compromised.

On the ground floor, you will find a large main living room that has been finished to a modern standard, offering a comfortable and inviting space for relaxation. This room flows seamlessly into the open-plan dining kitchen, which serves as the heart of the home. The kitchen is newly installed and features an array of wall, base, and tower units, complemented by stylish contrasting work surfaces and a feature breakfast bar. The space is further enhanced by a range of integrated appliances, making it as functional as it is attractive. A handy utility room and WC are conveniently located to one side, while the adjacent dining area is bathed in natural light, courtesy of modern patio doors that open onto the garden.

The first floor accommodates four well-proportioned family bedrooms, each finished to a high standard. The bedrooms are designed with comfort and storage in mind, with integrated wardrobes provided in each room. The main bedroom stands out with its luxurious en-suite bathroom, adding a touch of indulgence to everyday living. The main family bathroom is equally well-appointed, featuring a bath with an overhead shower, WC, wash hand basin, and a contemporary tiled design that adds to the overall sense of quality and style.

Externally, the rear garden has been recently professionally landscaped to create a serene outdoor retreat. It features a well-tended lawn bordered by timber fencing and carefully selected plants, providing both privacy and beauty. A premium Indian stone patio terrace encircles the rear of the property, offering the perfect space for outdoor entertaining or simply enjoying the tranquil surroundings.

With a total of approximately 1,250 square feet of living space, this property is as spacious as it is stylish. Additional features include gas central heating, double glazing throughout, and the remainder of a 10-year NHBC new build warranty, providing peace of mind for years to come. Internal inspection is highly advised to fully appreciate all that this remarkable home has to offer.





