

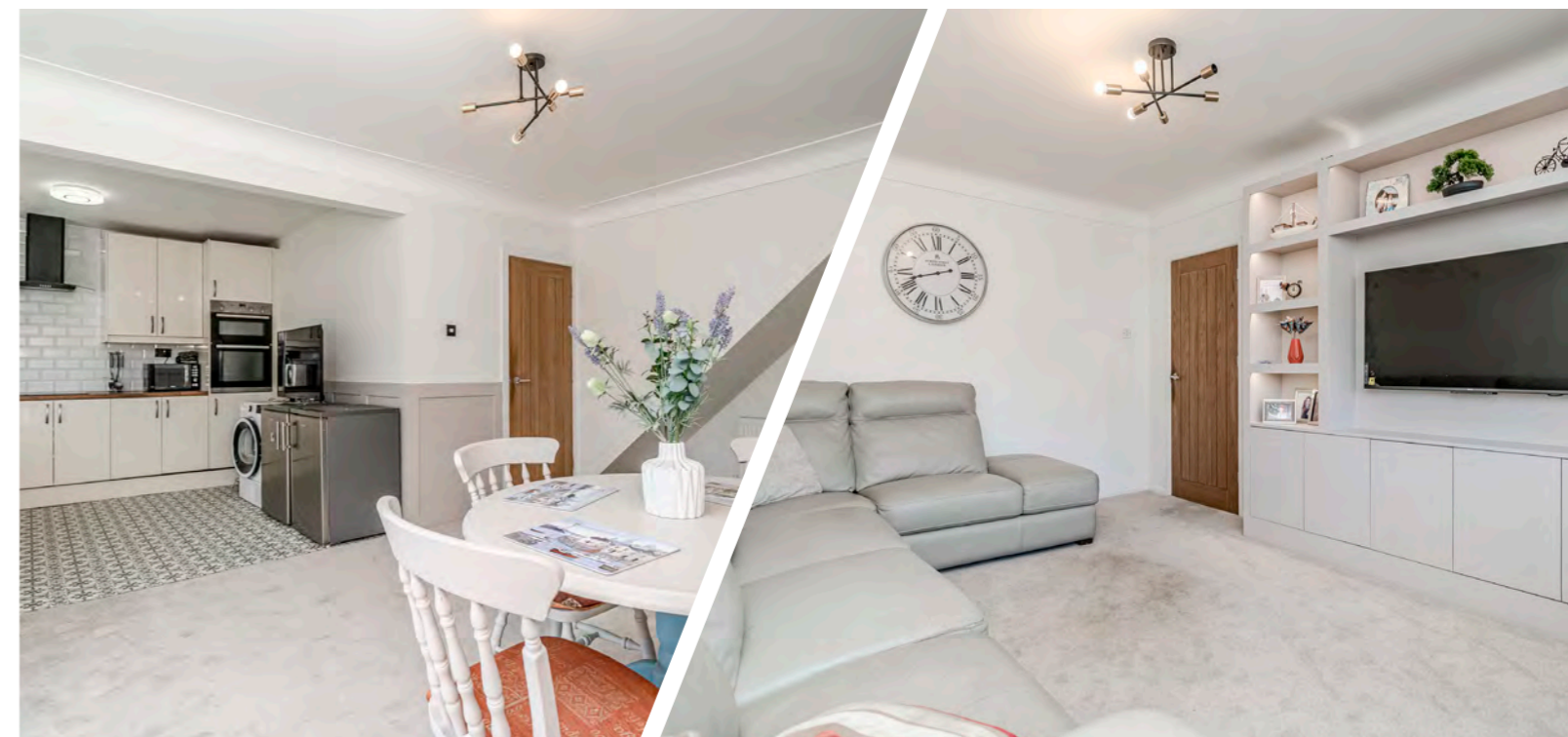
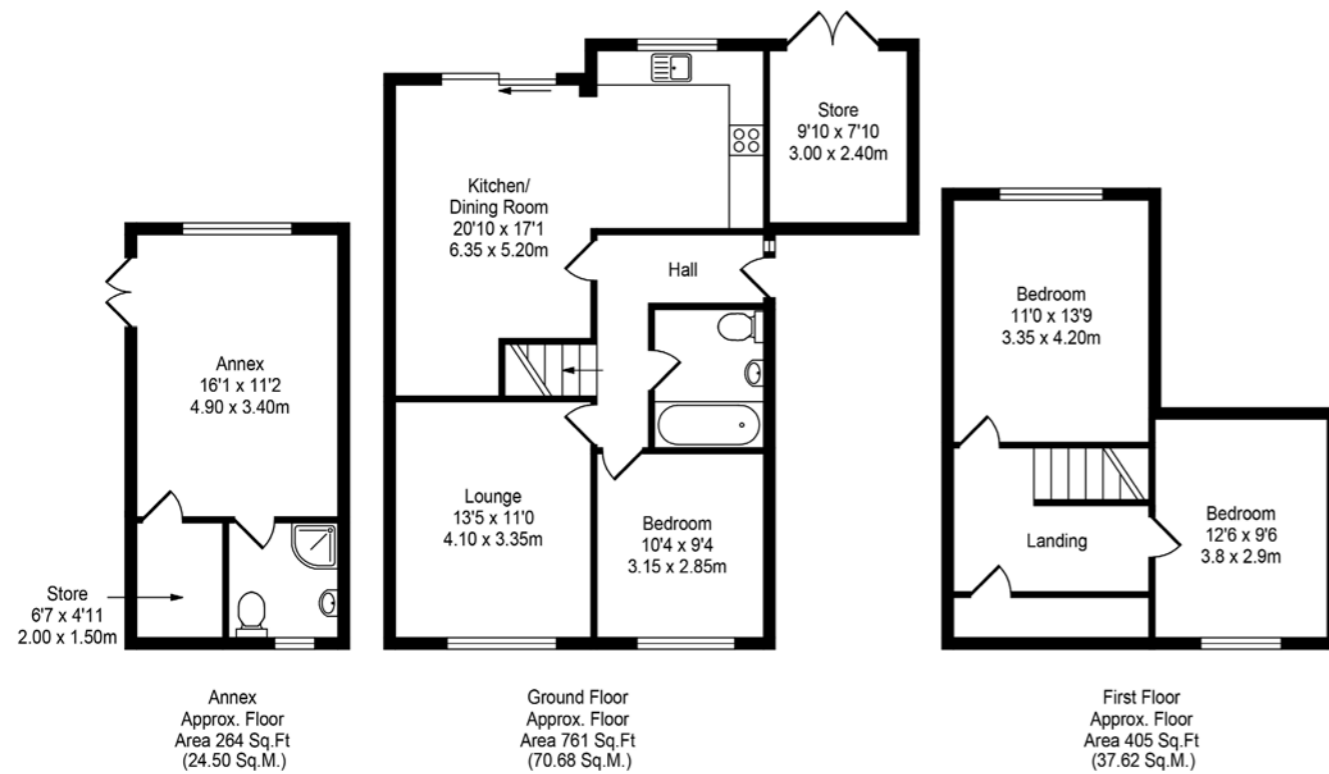


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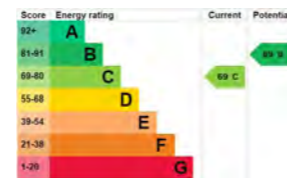
**Total Approx. Floor Area 1429 Sq.ft. (132.8 Sq.M.)**

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



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](http://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 offer this attractive three-bedroom semi-detached dormer bungalow for sale, located on the highly sought-after Sefton Drive in Maghull, Liverpool.

Recently renovated to an exceptional standard, this property presents an ideal blend of contemporary style and comfort. With its impressive façade, professionally landscaped garden, and private off-road parking, this home is perfect for families, downsizing or investors looking for a desirable property in a peaceful residential area. Nearby, you will find an array of well-regarded schools, local shops, and essential amenities, all within easy reach, making it a convenient location for everyday living.

Maghull is a highly appealing area, known for its community atmosphere and close proximity to both countryside and urban conveniences. With excellent transport links, including the M58 and M57 motorways, commuting to Liverpool city centre or further afield is quick and easy. Maghull Train Station offers frequent services, while local bus routes provide regular access to surrounding areas. The location also benefits from an abundance of green spaces and leisure facilities, ideal for family outings and recreational activities.

The exterior of this property is well presented, with its attractive frontage and well-maintained garden. The approach to the house offers a sense of privacy and seclusion, enhanced by the off-road parking facilities. A mix of modern and traditional elements give this home its unique charm, while the carefully designed landscaping to the front and rear of the property adds to its curb appeal.

Upon entering the ground floor, you are greeted by a spacious reception room with contemporary décor, featuring a stunning media wall as the focal point. Adjacent to this is a ground-floor bedroom, perfect for guests or family members. The heart of the home is the beautifully finished dining kitchen, which boasts an array of integrated appliances, ample storage, and a spacious dining area. The kitchen opens out to the garden via modern sliding patio doors, creating a seamless flow between indoor and outdoor living spaces. A centrally located family bathroom includes a bath with overhead shower, WC, and vanity washbasin, all enhanced by sleek contemporary tiling.

The first-floor hosts two further double bedrooms, both tastefully decorated in neutral tones, offering ample storage solutions. One of these bedrooms could easily be converted into a home office, adding to the versatility of the space. A modern family bathroom is also conveniently located on this level, catering to the needs of the entire household.

The property's garden is a key feature, offering a private and established setting perfect for relaxation or entertaining. A large, flagged patio area provides the ideal spot for outdoor gatherings, barbecues, or simply enjoying the sunshine. The highlight of the outdoor space is a detached timber annex, complete with a newly fitted shower room. This versatile outbuilding could serve as additional accommodation, a home office, or an entertainment room, offering endless possibilities.

This home is a rare find, offering a blend of style, comfort, and practicality in one of Maghull's most popular locations. Whether you're looking for a family home, downsize or a solid investment opportunity, this property has it all. With gas central heating, double glazing, and a total living space of 1,429 square feet, this home is truly must-see. Internal inspection is highly recommended to fully appreciate everything this property has to offer.



