

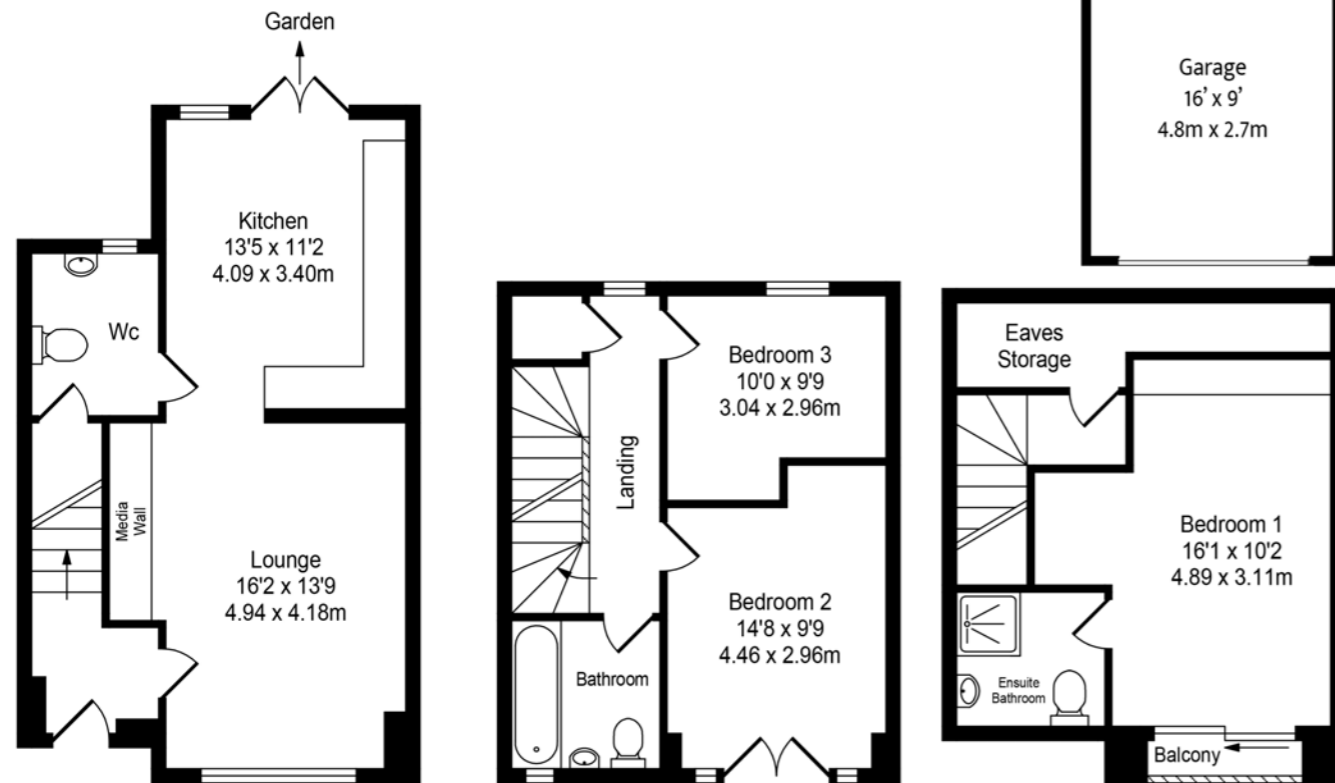


Southport: 01704 778668
 Ormskirk: 01695 570102
 Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

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 ESTATE AGENTS

Total Approx. Floor Area 1200 Sq.ft. (111.51 Sq.M.)

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



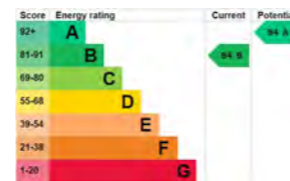
Ground Floor
 Approx. Floor Area 475 Sq.Ft (44.20 Sq.M.)

First Floor
 Approx. Floor Area 382 Sq.Ft (35.51 Sq.M.)

Second Floor
 Approx. Floor Area 342 Sq.Ft (31.80 Sq.M.)

Tenure: We are advised by our client that the property is Freehold
 Service Charge: £95 p.a.
 Council Tax Band: D

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 beautifully presented and recently renovated three-bedroom semi-detached townhouse, located on the popular Maplebeck Drive within the highly sought-after Pavilion Gardens development in Kew, Southport.

Overlooking a scenic park, this prestigious property offers modern living across three impressive floors and is perfect for families or professionals seeking a contemporary home. Positioned on a private driveway leading to a detached garage, the rendered facade of this modern property offers excellent curb appeal and convenient off-road parking. The location is ideal, with easy access to well-regarded schools, local shops, and essential amenities, making this home both practical and appealing.

The local area of Kew, in Southport, is well-known for its vibrant community and excellent transport links. With nearby public transport options, including regular bus services and Southport train station just a short drive away, commuting to Liverpool, Ormskirk, or surrounding areas is simple and efficient. The area also boasts several parks, leisure facilities, and retail outlets, providing everything you need for modern living close to home.

Approaching the property, you are greeted by a stylish exterior and private driveway leading to a detached garage. The front garden is well-maintained, with the property itself offering a welcoming facade. The ground floor features a spacious main living room, centred around a contemporary feature media wall with ambient lighting and bespoke cabinetry, creating a luxurious feel. The room flows seamlessly into the open-plan dining kitchen, recently renovated with premium shaker-style units, premium Carrara marble work-surfaces, and high-end 'Smeg' appliances. The kitchen provides an ample dining area, naturally lit via modern patio doors, making it a perfect space for entertaining. A large utility WC completes the ground floor layout.

The first floor houses two generously sized double bedrooms, each decorated in neutral tones and offering plenty of storage space. The main family bathroom is also located on this level, featuring a bath with an overhead shower, WC, and wash basin, all finished with stylish tiling. The second floor is dedicated to the expansive main bedroom, complete with a private balcony offering beautiful views over the park. This room benefits from a luxurious en-suite bathroom and ample storage space, making it a true retreat within the home.

Externally, the property features a professionally landscaped rear garden, which is private and not overlooked, providing a peaceful outdoor space. Predominantly laid to lawn, it also includes a spacious patio terrace that's perfect for al fresco dining or outdoor gatherings. A detached garage offers further storage or parking options.

With approximately 1,350 square feet of well-designed living space, gas central heating, double glazing, and the remainder of a 10-year NHBC new build warranty, this property is a fantastic opportunity for those seeking a stylish and move-in-ready home.



