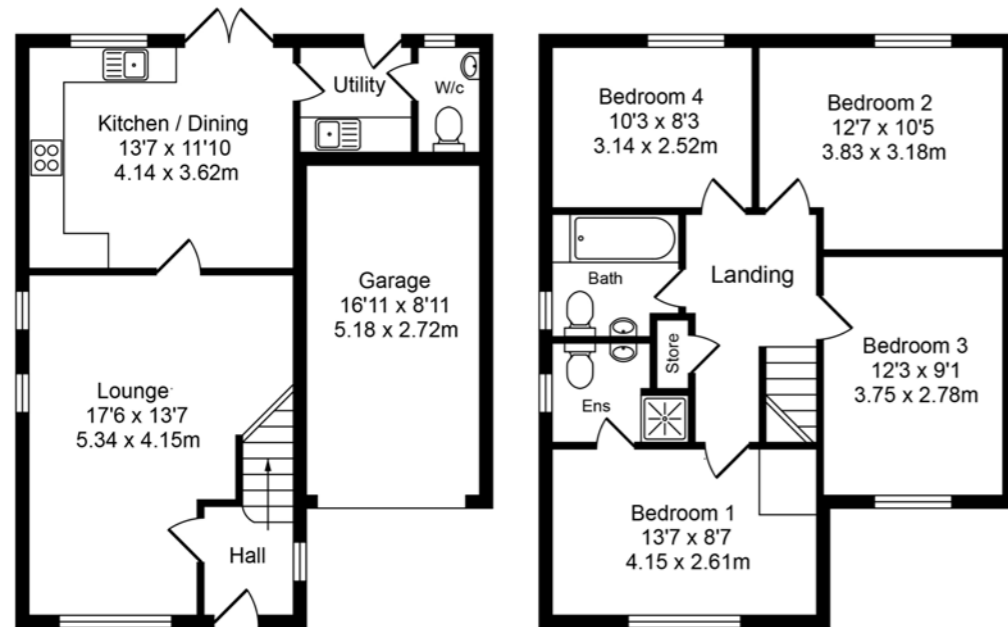




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1238 Sq.ft. (115.0 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 619 Sq.Ft (57.5 Sq.M.)

First Floor
 Approx. Floor Area 619 Sq.Ft (57.5 Sq.M.)



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 stunning four-bedroom detached property, ideally situated in the highly desirable St. Joan's Close in Bootle, Liverpool.

This modern home offers a superb combination of stylish interiors, contemporary design, and a prime location, just a short distance from Liverpool city centre. Perfect for families and professionals alike, the property is conveniently close to excellent local schools, shops, and amenities. The location provides easy access to major transport links, making it ideal for those commuting to the city or exploring nearby attractions.

Bootle is a thriving area with a rich sense of community, offering a range of leisure facilities, parks, and retail options. The property benefits from excellent connectivity, with both bus routes and train stations within easy reach, providing regular services to Liverpool and surrounding areas. Nearby motorways make it simple to travel further afield, while the local area is well-served by reputable schools, healthcare facilities, and recreational spaces, making it an appealing place to call home.

The exterior of the property is instantly attractive, with a contemporary façade, private driveway, and integrated garage providing off-road parking. The property is approached via a neat front garden, offering great curb appeal. On entering the home, the attention to detail is evident, with premium finishes and modern design features throughout. The spacious main living room boasts high-quality Amtico flooring and a dual-aspect layout, allowing natural light to flood the space. At the rear, the sleek fitted kitchen features a wide range of wall, base, and tower units, integrated appliances, and stylish contrasting work surfaces. The ground floor also offers a utility room and a convenient WC.

The first floor accommodates four well-proportioned double bedrooms, all neutrally decorated and generously sized. The principal bedroom benefits from a luxurious tiled en-suite bathroom, complete with modern fittings. The additional bedrooms are well-served by the main family bathroom, which is equally impressive, featuring high-end fixtures and fittings to match the style of the home.

Externally, the rear garden is private and well-maintained, with a spacious turfed lawn surrounded by attractive painted timber fencing and mature plants and shrubs. A premium Indian stone patio terrace provides the perfect setting for outdoor entertaining or relaxing in the sun. The combination of style and practicality makes this property a fantastic choice for any discerning buyer.

Extending to approximately 1,238 square feet, the property also benefits from gas central heating, double glazing throughout, and a highly sought-after location. Internal inspection is highly recommended to fully appreciate the quality and potential of this home. Properties of this calibre rarely come to market, so early viewing is essential to avoid disappointment.

