

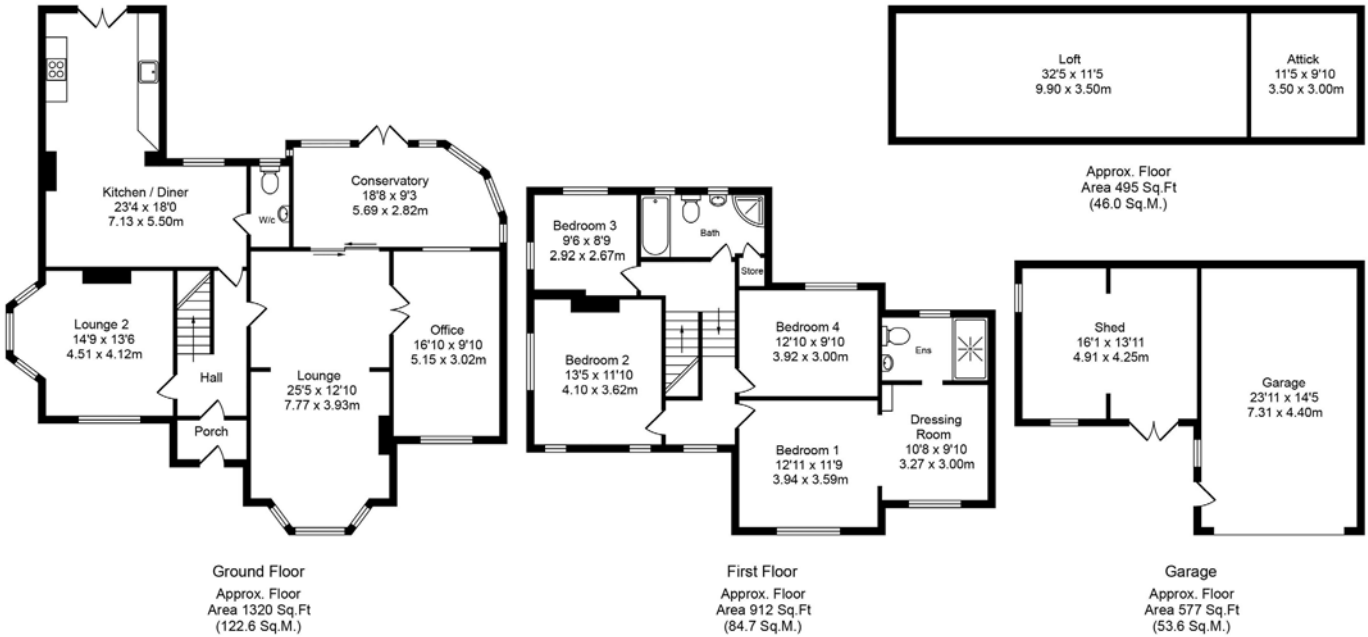


Ormskirk: 01695 570102 Parbold: 01257 442789
Southport: 01704 778668 Chorley: 01257 241173
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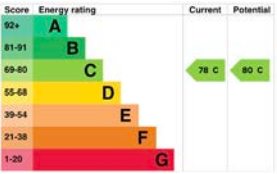
Total Approx. Floor Area 3304 Sq.ft. (306.9 Sq.M.)

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: F

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THE LUXURY PROPERTY SPECIALISTS

Brook Road, Maghull

A&P

Arnold and Phillips are thrilled to present this stunning four-bedroom detached family home, situated along the esteemed Brook Road in Maghull, Liverpool. This impressive property occupies a generous plot on a quiet, cobbled lane, radiating charm with a classic exterior and beautifully landscaped grounds. Lovingly maintained by the current owners, this home seamlessly blends period character with contemporary amenities, making it an ideal space for modern family living.

Arriving at the property, you'll immediately appreciate the curb appeal of the handsome frontage, which is complemented by a sweeping driveway that accommodates multiple vehicles, leading to a large, detached garage/workshop. This garage offers flexible options, whether used as secure vehicle storage or a potential workshop or hobby space. With the mature landscaping surrounding the home, privacy is assured, giving an inviting sense of tranquillity right from the moment you pull up.

Stepping inside, you're greeted by a welcoming entrance hall, where the home's thoughtful design and attention to detail are immediately apparent. The ground floor offers an expansive layout with four versatile reception rooms, each with generous proportions that lend themselves to a range of uses. Whether you envision a formal sitting room, a cosy family lounge, or a functional home office, these spaces are ready to adapt to your needs. Each room is finished to a high standard, blending tasteful décor with period accents, such as original fireplaces and ornate mouldings, which provide a unique character while maintaining a relaxed, homely feel.

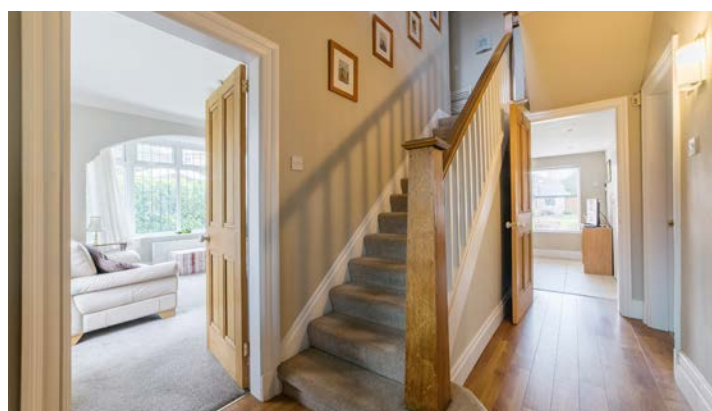
The heart of the home lies within the open-plan, L-shaped dining kitchen. Designed for those who appreciate both function and style, the kitchen is outfitted with an impressive array of wall, base, and tower units, all crafted in a premium Oak shaker style that brings warmth and durability. The kitchen features both integrated and freestanding appliances, allowing for a seamless cooking experience, while the contrasting work surfaces add a sleek, modern edge to the space. Adjacent to the kitchen, a dedicated dining area offers ample room for a family-sized table, with large windows that let in abundant natural light and create an inviting space to gather. This part of the home feels like a central hub, perfect for casual family meals or hosting guests with ease.

Upstairs, the home continues to impress with four spacious bedrooms, all of which have been decorated in neutral tones to create a calm and restful atmosphere. Originally designed as a five-bedroom layout, the current owners have cleverly reconfigured the space to expand the main bedroom, creating a luxurious dressing area that adjoins a newly fitted en-suite bathroom. This en-suite is beautifully appointed with a double walk-in shower, WC, and vanity wash basin, offering a private sanctuary where one can unwind. The remaining bedrooms are equally generous, each with ample room for furnishings and storage, making them adaptable to suit children, guests, or a home office as needed. A main family bathroom serves the upper floor, featuring a corner shower, bath, WC, and vanity wash basin – a practical setup for busy households while maintaining a sense of style and comfort.

Externally, the property's appeal continues with a sizable, private rear garden that has been carefully landscaped to offer both beauty and functionality. The main expanse of the garden is laid to lawn, bordered by mature trees and established planting that create a natural boundary and provide excellent privacy. A generous patio terrace extends from the rear of the home, forming an ideal space for outdoor gatherings, whether for quiet family meals in the summer or hosting larger groups of friends. With enough space for both lounging and dining, this outdoor area is perfect for those who enjoy spending time in their garden without compromising on convenience or accessibility.

The home's location is equally impressive, situated within the sought-after area of Maghull. Brook Road itself is a tranquil, characterful street, yet it offers excellent access to local amenities. Families will appreciate the proximity to several well-regarded schools, while nearby shops provide everyday essentials and independent retailers for something a little more unique. Maghull also benefits from reliable transport links, with easy access to Liverpool city centre by both road and rail, making it an attractive option for commuters. For leisure, local parks and recreational facilities are close by, offering green spaces and activities for all ages, ensuring this location is as practical as it is picturesque.

In summary, this property offers a wonderful opportunity to acquire a home that delivers on both character and practicality, with spacious interiors approaching 3,304 square feet, a versatile layout, and beautifully kept grounds. Thoughtfully updated by the current owners, it's a rare find that combines a classic aesthetic with all the comforts required for contemporary family living. A viewing is highly recommended to truly appreciate the unique appeal of this property and the lifestyle it affords.





KEY FEATURES

- Stunning Detached Family Home
- Four Bedrooms
- Circa 3304 Square Feet
- Open Plan Dining Kitchen
- Sizeable Private Rear Garden
- Sweeping Driveway
- Large Detached Garage/
Workshop
- Solar Panels
- Superb Location







