



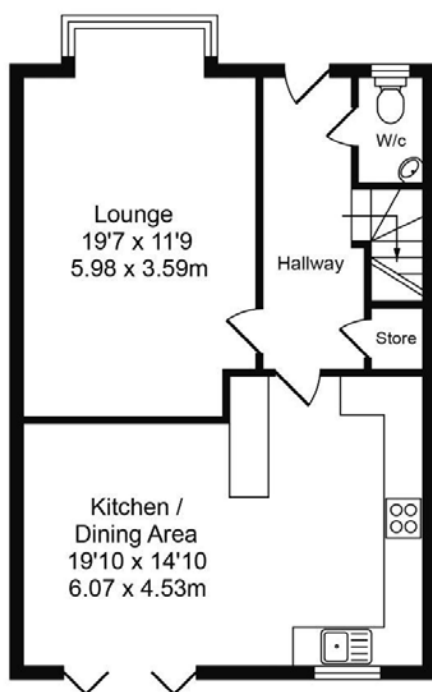
Ormskirk: 01695 570102  
Southport: 01704 778668

Parbold: 01257 442789  
Chorley: 01257 241173  
arnoldandphillips.com

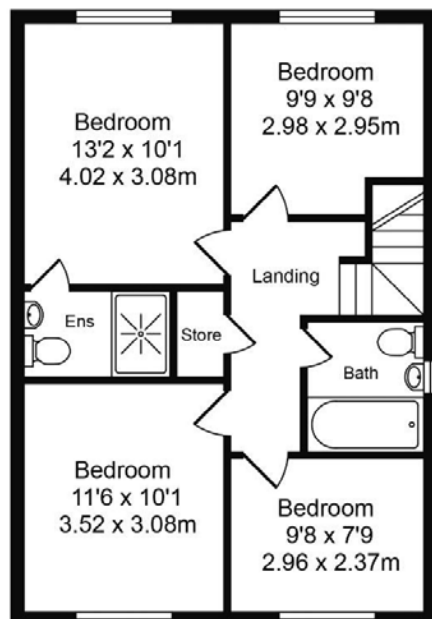
ARNOLD & PHILLIPS  
ESTATE AGENTS

Total Approx. Floor Area 1370 Sq.ft. (127.2 Sq.M.)

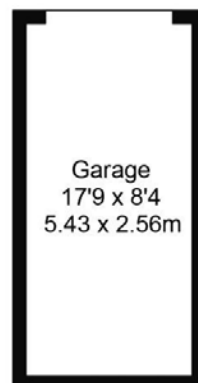
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
Approx. Floor  
Area 618 Sq.Ft  
(57.4 Sq.M.)



First Floor  
Approx. Floor  
Area 602 Sq.Ft  
(55.9 Sq.M.)



Garage  
Approx. Floor  
Area 150 Sq.Ft  
(13.9 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](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.



THE LUXURY PROPERTY SPECIALISTS

Flint Lane, Melling

A&P



Arnold and Phillips are pleased to present this beautifully renovated four-bedroom detached family home, perfectly positioned along the sought-after Flint Lane in Melling, Liverpool. Combining spacious interiors with a contemporary finish, this property offers a comfortable yet stylish living environment that's ideal for modern family life. The home welcomes you with its well-maintained frontage, complete with neat landscaping and off-road parking for multiple vehicles. A detached garage provides valuable additional storage or workshop space, while the surrounding setting on this popular residential street ensures a sense of community and privacy.

Upon entering the property, you're greeted by a thoughtfully designed interior that prioritises both functionality and style. The bay-fronted main lounge is generously sized and serves as a versatile space for family relaxation or entertaining. Its proportions make it easy to arrange furniture, creating an inviting atmosphere that caters to everyday living. At the rear of the property, the open-plan family dining kitchen is the heart of the home. Renovated to a high standard, it features an array of wall, base, and tower units, along with integrated appliances and contrasting work-surfaces that combine durability with visual appeal. The addition of a breakfast bar offers a casual dining option, while the adjoining dining area provides ample room for larger gatherings. Whether you're preparing meals, helping with homework, or entertaining friends, this flexible space adapts to your needs. A set of patio doors allows for seamless access to the rear garden, further enhancing the home's practicality and connection to the outdoors. A convenient WC completes the ground floor layout.

The first floor continues the home's sense of space and quality with four well-proportioned bedrooms. The main bedroom benefits from a stylish en-suite bathroom, offering privacy and comfort. The remaining three bedrooms are versatile and neutrally decorated, making them easy to personalise as children's rooms, guest spaces, or even a dedicated home office. The tiled main family bathroom is both practical and elegant, with a modern suite that complements the home's overall finish.

Outside, the rear garden provides a wonderful extension of the living space. A premium composite decking area offers a durable and attractive space for outdoor dining or socialising, while the turfed lawn ensures there's plenty of room for children to play or for those with green fingers to create their own personal haven. The garden's layout and size make it ideal for families who enjoy spending time outdoors.

Situated in the desirable area of Melling, this property is well-placed for a range of amenities. Local schools, both primary and secondary, are within easy reach and enjoy strong reputations. Shops, cafes, and other conveniences are nearby, while excellent transport links, including motorway access and train services, connect you to Liverpool city centre and beyond. For those who enjoy outdoor activities, the area offers a mix of parks and green spaces, perfect for walking, cycling, or simply unwinding.







KEY FEATURES

SUPERB DETACHED FAMILY HOME

BEAUTIFULLY PRESENTED THROUGHOUT

FOUR BEDROOMS (EN-SUITE TO BEDROOM 1)

OPEN PLAN FAMILY DINING KITCHEN

ATTRACTIVE REAR GARDEN

DETACHED GARAGE & OFF ROAD PARKING





