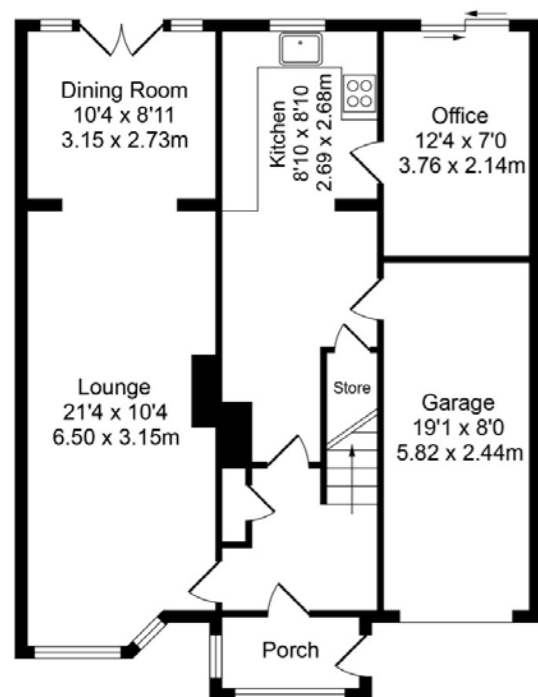




Ormskirk: 01695 570102
Southport: 01704 778668
arnoldandphillips.com

Parbold: 01257 442789
Chorley: 01257 241173

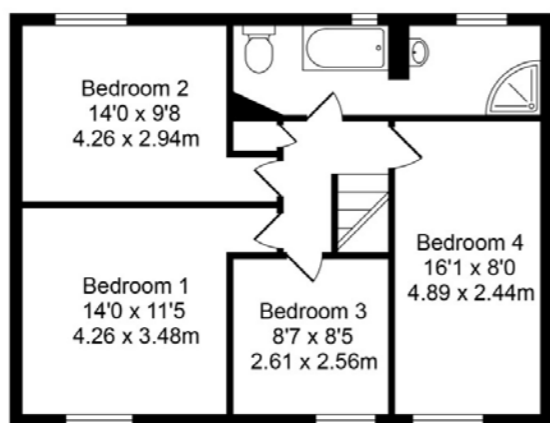
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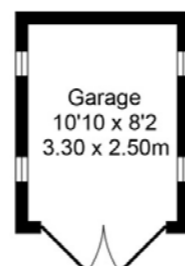
Ground Floor
Approx. Floor
Area 919 Sq.Ft
(85.4 Sq.M.)

Total Approx. Floor Area 1614 Sq.ft. (150.0 Sq.M.)

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



First Floor
Approx. Floor
Area 606 Sq.Ft
(56.3 Sq.M.)



Garage
Approx. Floor
Area 89 Sq.Ft
(8.3 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
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.



THE LUXURY PROPERTY SPECIALISTS

Northway, Maghull

A&P

Arnold and Phillips are delighted to present this extended four-bedroom semi-detached family home, perfectly positioned on the sought-after Northway in Maghull, Liverpool. Combining spacious interiors with thoughtfully designed outdoor spaces, this home is ideal for those seeking a balance of comfort, practicality, and a convenient location.

Nestled privately along a tree-lined residential road, the property welcomes you with its well-maintained frontage, complete with a lush garden and ample off-road parking. The integrated garage not only adds to the practicality but also enhances the home's overall curb appeal. A neat pathway leads to the entrance, inviting you into a warm and welcoming interior.

Upon entering, the ground floor unfolds into a versatile layout that caters effortlessly to modern family living. The main living room is generously proportioned, with a central feature fireplace that adds a cosy focal point to the space. Large windows allow for plenty of natural light, creating an inviting atmosphere that's perfect for both relaxation and entertaining. Flowing seamlessly through to the dining area, there is ample space for family meals or more formal gatherings, with views out to the rear garden enhancing the sense of space and connection to the outdoors.

At the heart of the home lies the open-plan dining kitchen, a functional and stylish space designed with busy family life in mind. Featuring a comprehensive range of wall, base, and tower units, it provides plentiful storage while integrated appliances and contrasting work-surfaces ensure a clean and contemporary aesthetic. This central hub of the home offers both practicality and potential, with enough room to comfortably accommodate informal dining or additional seating. Completing the ground floor is a well-sized office, ideal for remote working or use as a study or playroom, depending on your needs.

The first floor continues to impress with four well-proportioned bedrooms, three of which are doubles, all finished in neutral tones to provide a blank canvas for personalisation. Each room feels bright and airy, offering flexibility for family members or guest accommodation. The modern family bathroom is thoughtfully laid out, featuring a separate shower, bath, WC, and wash hand basin. Its contemporary design ensures both style and functionality, catering to the needs of a busy household.

The rear garden is a highlight of the property, providing an established yet low-maintenance outdoor space. Primarily laid to lawn and bordered by mature plants and shrubs, it offers a private retreat for relaxation or play. The generously sized patio terrace is perfectly positioned for outdoor dining or hosting gatherings with friends and family, while the additional garage adds valuable storage or workshop space for those who need it.

Situated in the popular area of Maghull, this home benefits from excellent local amenities. Nearby schools, both primary and secondary, enjoy strong reputations, making this an ideal location for families. Maghull itself offers a range of shops, cafes, and essential services, while Liverpool city centre is easily accessible via excellent transport links, including the nearby motorway network and Maghull train station. For those who enjoy the outdoors, there are local parks and green spaces within easy reach, providing opportunities for walking, cycling, or simply unwinding in nature.

Extending to over 1,600 square feet, this charming family home effortlessly combines generous living spaces, modern comforts, and a prime location. Whether you're upsizing, relocating, or looking for a place to grow into, this property is brimming with potential and ready to welcome its next owners. For further information or to arrange a viewing, please don't hesitate to get in touch.

