



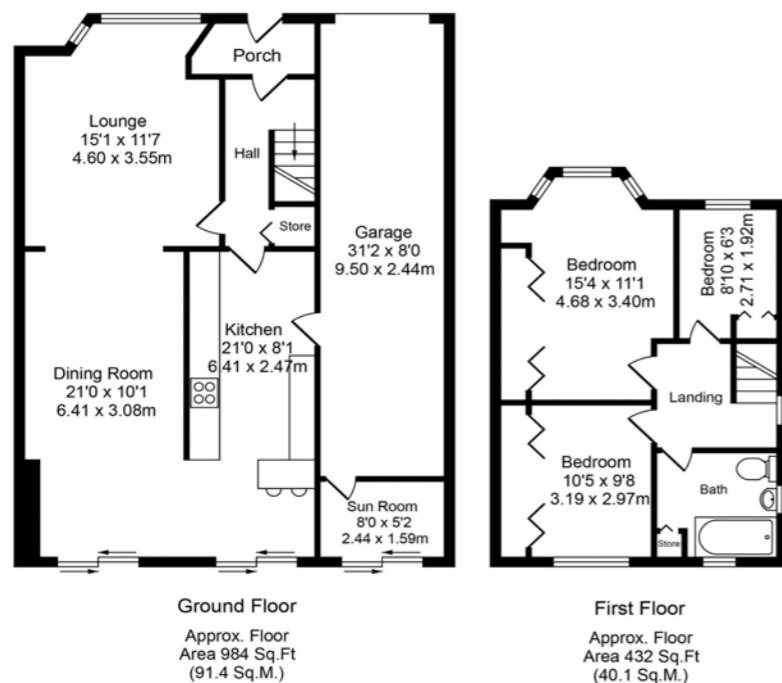
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1416 Sq.ft. (131.5 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 Council Tax Band:

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

Greenville Drive, Liverpool

A&P

Arnold & Phillips are delighted to offer this three-bedroom extended semi-detached property, attractively positioned along the desirable Greenville Drive in Maghull, Liverpool. This property presents a fantastic opportunity for buyers looking to personalise their home, with a well-thought-out floor plan spanning over 1,400 square feet and plenty of scope for further development.

Set back from the road, the property benefits from off-road parking for multiple vehicles, with a well-maintained driveway leading to an integrated generous triple-car garage. The garage, a rare and valuable feature in homes of this type, offers significant potential for conversion, whether for additional living space, a home gym, or a workshop, depending on your needs. Entry to the property is through a welcoming front porch, providing a practical space to store shoes and coats before stepping into the main living areas.

The bay-fronted main living room is well-proportioned, offering a cosy yet spacious area for relaxation. Adjoining this is a dedicated dining room, ideal for hosting family meals or entertaining guests. The layout continues to flow seamlessly into an additional wrap-around living space, which could be adapted to suit various uses, such as a playroom, home office, or a more informal sitting area. These interconnected spaces create a flexible and functional ground floor that caters well to modern family life.

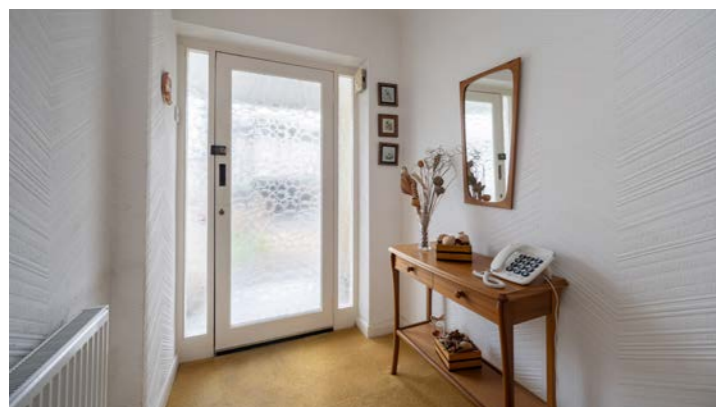
The kitchen retains a traditional design with fitted units and appliances, offering a practical space for meal preparation. With a little updating, it has the potential to become a stylish and contemporary heart of the home. At the rear of the property, a sunroom offers a tranquil retreat, overlooking the garden and providing a lovely spot to unwind or enjoy morning coffee.

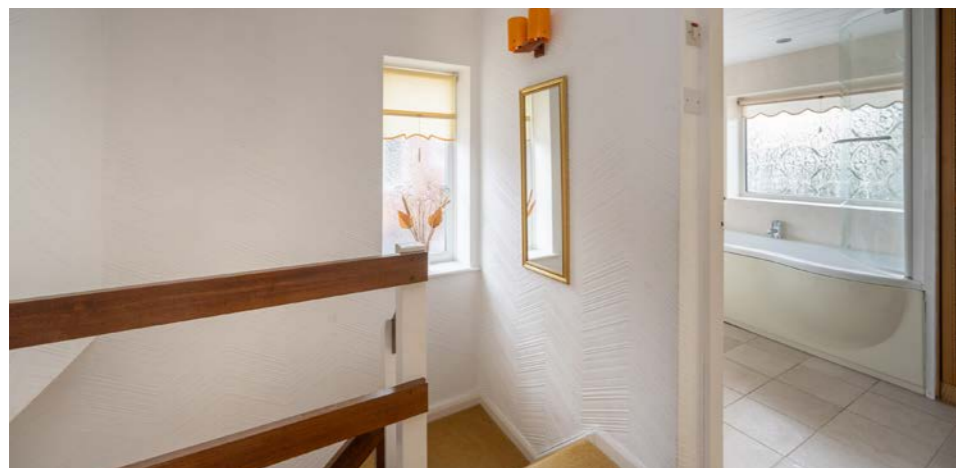
Upstairs, the property offers three well-proportioned bedrooms, two of which are doubles, all equipped with integrated wardrobes for added convenience. The bedrooms provide enough space to accommodate a growing family, while the possibility of a loft conversion offers the exciting potential to add a fourth bedroom or even a private master suite, subject to the necessary permissions. The family bathroom is modern in its fittings and features a bath with an overhead shower, WC, and wash hand basin, offering everything needed for day-to-day comfort.

The rear garden is one of the standout features of this home. Occupying a large and private plot, it is primarily laid to lawn and bordered by mature shrubs and plants, creating a peaceful and inviting outdoor space. A patio terrace offers a practical area for outdoor seating and entertaining, with ample room for children to play or for keen gardeners to make their mark. The size and seclusion of the garden further enhance the property's potential, with enough space to extend the home or add outdoor structures if desired.

Located in the sought-after area of Maghull, this property is surrounded by an array of amenities. Excellent local schools, both primary and secondary, are within easy reach, making it a prime choice for families. Nearby shops and supermarkets cater to everyday needs, while Maghull Square offers a range of independent retailers and cafés. For commuters, the property is well connected, with Maghull train station offering regular services to Liverpool city centre and easy access to the M58 and M57 motorways. For outdoor enthusiasts, there are several parks and green spaces nearby, including the popular canal walks, providing plenty of opportunities for leisure and recreation.

This home combines practical living with the exciting potential to create a personalised space that meets your needs. Whether you are looking to move straight in and make gradual updates or undertake a more comprehensive transformation, this property offers a solid foundation and an enviable location. Viewings are highly recommended to appreciate the size, layout, and possibilities this home has to offer. Please get in touch today to arrange a visit and explore the potential for yourself.





KEY FEATURES

Extended Semi Detached Property

Three Bedrooms

Circa 1416 Square Feet

Lounge/Dining Room

Modern Kitchen

Good Sized Rear Garden

Driveway Parking

Close to Local Amenities

Good Transport Links



