



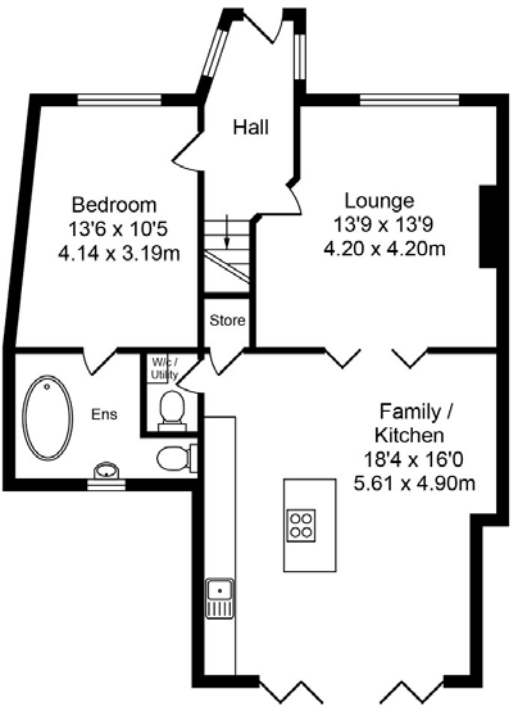
Ormskirk: 01695 570102
Southport: 01704 778668
arnoldandphillips.com

Parbold: 01257 442789
Chorley: 01257 241173

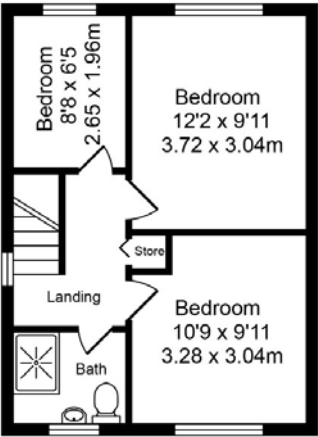
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1564 Sq.ft. (145.2 Sq.M.)

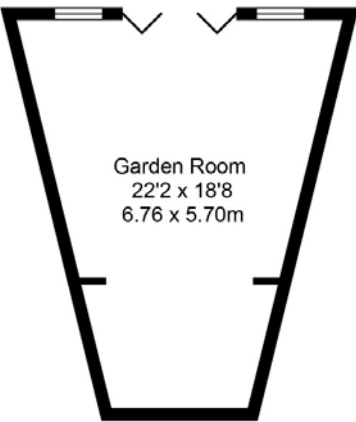
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 771 Sq.Ft (71.6 Sq.M.)



First Floor
Approx. Floor Area 390 Sq.Ft (36.2 Sq.M.)



Outbuilding
Approx. Floor Area 403 Sq.Ft (37.4 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
Term of Lease: 999 years
Ground Rent: Peppercorn Rent
Council Tax Band: B
Details Prepared: 06/01/2025

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

Rowan Drive, Kirkby

A&P

Arnold and Phillips are thrilled to present this fully renovated and extended four-bedroom semi-detached family home, located on the highly regarded Rowan Drive in Kirkby, Liverpool. This exceptional property has been carefully reimagined by the current owners, combining high-end finishes with practical living spaces to create a versatile and welcoming home that is ready for its next chapter.

Set back on a popular residential street, the property boasts a neatly landscaped front garden and off-road parking for multiple vehicles, ensuring convenience for a busy household. The front porch provides a practical entry point, leading you into a home that impresses from the outset.

To the right of the entrance is a ground-floor bedroom, thoughtfully designed for accessibility and comfort. This spacious room benefits from a private en-suite bathroom, finished to a luxurious standard with sleek tiling, modern fittings and a free-standing pebble bath, making it ideal for guests, extended family, or even as a private retreat for older children.

On the left, the main living room is a warm and inviting space, decorated in neutral tones and centred around a contemporary feature fireplace. With plenty of room for comfortable seating, this is an ideal spot to unwind or gather with family after a long day.

The heart of the home is undoubtedly the open-plan family living kitchen to the rear. This impressive space combines a modern kitchen with an expansive dining and living area, designed for both everyday life and entertaining. The kitchen itself is fitted with a wealth of wall, base, and tower units, complemented by stylish work surfaces and integrated appliances. A central island provides additional workspace and seating, making it as functional as it is eye-catching. Bi-folding doors span the width of the room, seamlessly connecting the interior to the garden and filling the space with an airy, open feel.

Upstairs, the first floor continues to impress with three well-proportioned bedrooms, two of which are generous doubles. Each room has been tastefully decorated, creating calm and adaptable spaces that can accommodate a range of lifestyles. The modern family shower room is finished to an excellent standard, featuring a walk-in shower, vanity wash hand basin, and WC, all set against a contemporary tiled backdrop.

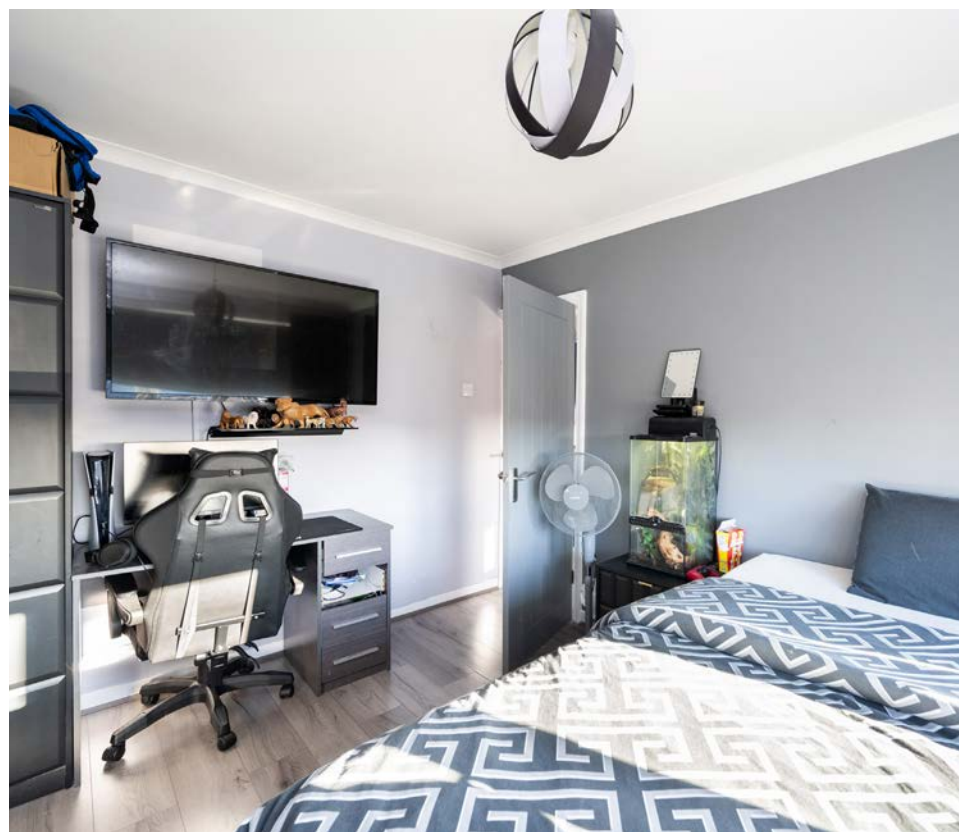
The rear garden is a standout feature, offering a private and secure space for relaxation and play. Professionally landscaped, the garden includes a premium artificial lawn for low-maintenance greenery, bordered by well-tended plants and shrubs. The patio area adjacent to the house is perfect for outdoor meals or gatherings, with ample space to host friends and family.

A detached annex at the rear of the garden provides additional flexibility. Currently used as a garden room, this space could easily be transformed into a home office, gym, or entertainment area, depending on your needs. Its position away from the main house makes it an ideal retreat for work or hobbies.

Rowan Drive offers the perfect blend of peaceful suburban living and excellent connectivity. Kirkby is well-served by local amenities, including supermarkets, schools, and healthcare facilities, all within easy reach. Transport links are superb, with Kirkby station and major road networks providing straightforward access to Liverpool city centre and beyond. Green spaces and parks are also nearby, offering opportunities for outdoor activities and family outings.

Approaching 1,600 square feet, this home is a testament to thoughtful design and high-quality renovation. With gas central heating, double glazing, and a host of premium finishes throughout, it truly offers a modern lifestyle in a sought-after location. Viewing is highly recommended to appreciate all that this remarkable property has to offer.





KEY FEATURES

Semi-Detached Family Home

Four Bedrooms

Circa 1564 Square Feet

Open Plan Family Dining Kitchen

Professionally Landscaped Rear Garden

Detached Annex

Driveway Parking



