



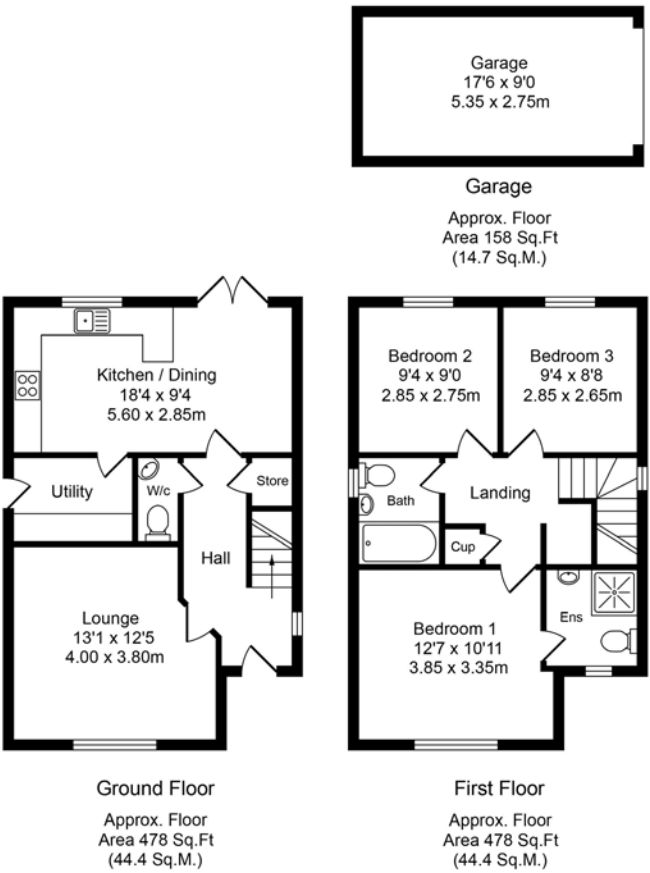
Ormskirk: 01695 570102
Southport: 01704 778668
arnoldandphillips.com

Parbold: 01257 442789
Chorley: 01257 241173

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1114 Sq.ft. (103.5 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 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

Swallow Crescent, Maghull

A&P

Arnold and Phillips are delighted to present this modern three-bedroom detached family home, attractively situated on a generous corner plot along the sought-after Swallow Crescent in Maghull's popular 'Poppyfields' development. Perfectly designed to meet the demands of modern living, this property combines contemporary interiors with excellent functionality, all while being superbly located for convenient access to local amenities and transport links.

Approached via a private driveway with off-road parking, this home also benefits from a detached garage, providing practical storage or additional parking. The property's clean, modern façade is complemented by its corner position, offering an added sense of space and privacy. Stepping inside, the welcoming hallway introduces the home's thoughtful layout, with access to a spacious main living room. This room is bright and versatile, ideal for cosy family evenings or entertaining guests, with a neutral decor that will appeal to a wide range of tastes.

At the heart of the home, the open-plan dining kitchen spans the rear of the property and showcases a sleek, modern design. The kitchen offers an impressive range of wall, base, and tower units finished in a contemporary style, with stylish contrasting work surfaces and a feature breakfast bar providing an informal dining option. Integrated appliances enhance the streamlined look and functionality of the space, making it perfect for both everyday use and larger gatherings. Flowing seamlessly from the kitchen is a generous dining area, which feels wonderfully connected to the garden thanks to the modern patio doors leading out to the rear terrace. The ground floor also includes a handy utility room with a side access door, ideal for managing household tasks, as well as a central WC and additional storage cupboard, ensuring convenience at every turn.

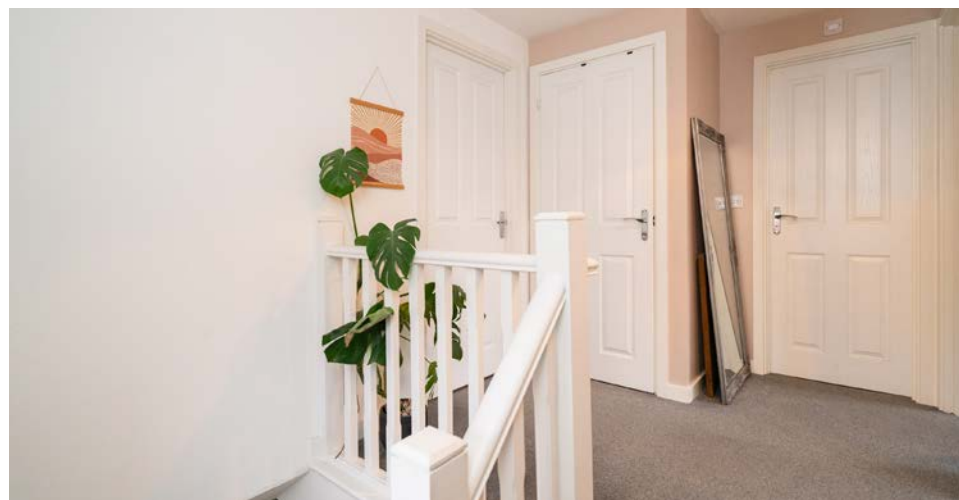
Upstairs, the property continues to impress with three well-proportioned double bedrooms, each offering flexibility for a range of uses, whether as sleeping quarters, home offices, or hobby rooms. The main bedroom enjoys the added luxury of a tiled en-suite shower room, providing privacy and comfort. The remaining two bedrooms are served by the family bathroom, which features a bath with an overhead shower, a WC, and a wash hand basin, all presented in a modern finish.

Externally, the rear garden has been thoughtfully designed to provide both practicality and enjoyment. A spacious flagged patio terrace at the rear of the property offers an excellent space for hosting outdoor gatherings or relaxing in the warmer months. A centrally turfed lawn is framed by timber fencing, creating a safe and private area for children or pets to play. An additional patio terrace is positioned to the rear of the garden, providing another spot for outdoor seating or leisure activities. The garden's layout ensures minimal maintenance while maximising usability, and its positioning ensures that it is not directly overlooked, enhancing the sense of privacy.

Maghull's 'Poppyfields' development is a highly desirable area, popular among families, professionals, and commuters alike. The property is just a short walk from the local rail station, providing excellent links to Liverpool, Manchester, and beyond. The surrounding area is well-served by reputable schools, making it an ideal location for families with children. Local shops, supermarkets, and leisure facilities are all within easy reach, while the area benefits from a range of parks and green spaces, perfect for those who enjoy the outdoors. For commuters, access to major road networks is quick and convenient, ensuring stress-free travel to nearby towns and cities.

This property offers an excellent opportunity to purchase a move-in-ready home in a prime location. With its high level of finish, thoughtful layout, and proximity to a wealth of amenities, it is a perfect choice for modern living. If there are additional details you would like to know, such as the garage's dimensions, garden orientation, or specifics about local amenities, please feel free to ask. Internal inspection is highly recommended to truly appreciate everything this property has to offer.





KEY FEATURES

Modern Detached Family Home

Three Well Proportioned Bedrooms

Circa 1114 Square Feet

Spacious Living Room

Open Plan Dining Kitchen

Good Sized Rear Garden

Driveway Parking

Garage

Desirable Area







