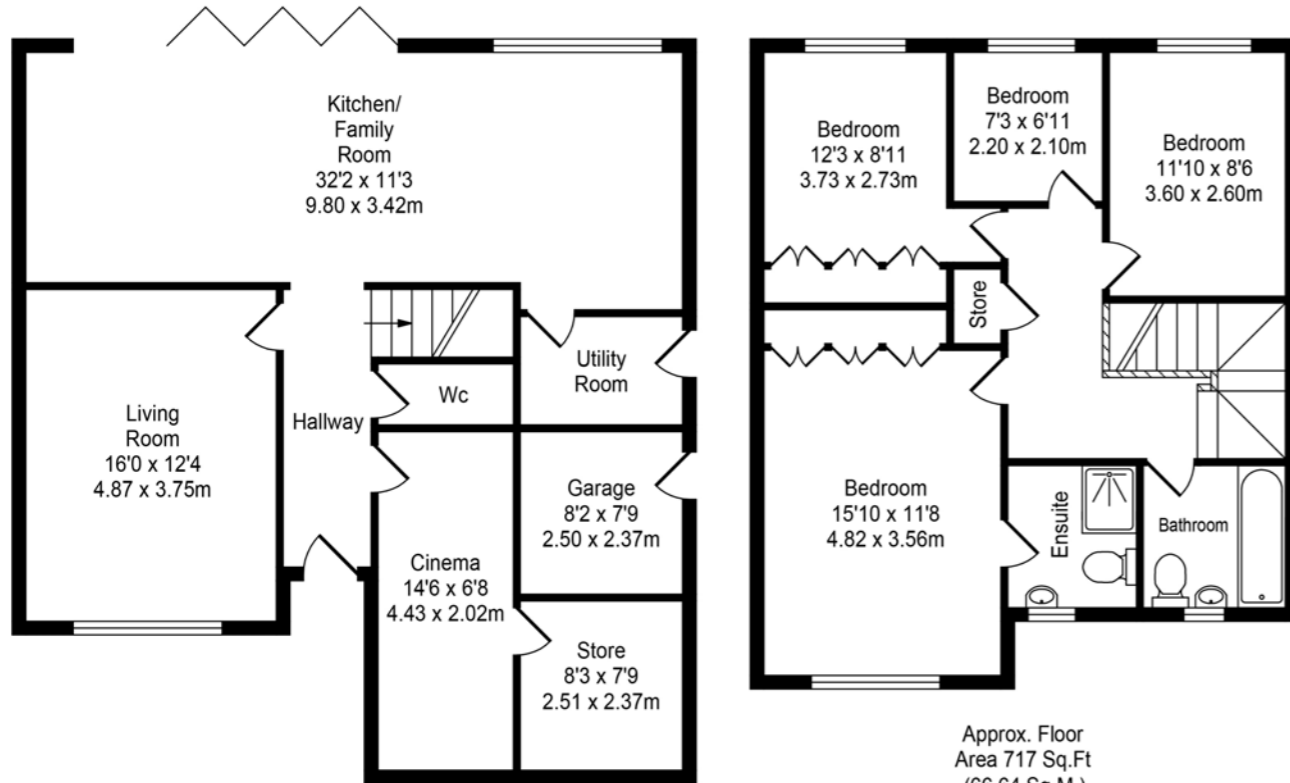




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1688 Sq.ft. (156.82 Sq.M.)

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



Approx. Floor Area 971 Sq.Ft (90.18 Sq.M.)

Approx. Floor Area 717 Sq.Ft (66.64 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: F

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.



Arnold and Phillips are delighted to offer this completely renovated and extended four-bedroom detached family home, ideally positioned within the sought-after Chilton Close in Maghull, Liverpool. From the moment you approach the property, you are greeted by a private driveway that not only ensures ample off-road parking for multiple vehicles but also leads you through well-tended front lawns that hint at the care and attention given to every aspect of this residence.

Arriving at the front of the home, you will appreciate the immaculate presentation that sets the tone for what lies within. The frontage exudes a sense of pride and quality, with the property occupying a premium plot that stands out in the close. This area, carefully landscaped, offers a warm welcome and establishes a sense of security and exclusivity for both residents and visitors. The attention to detail is evident from the quality of the front gardens to the clear delineation of private space, which promises a comfortable and stylish lifestyle.

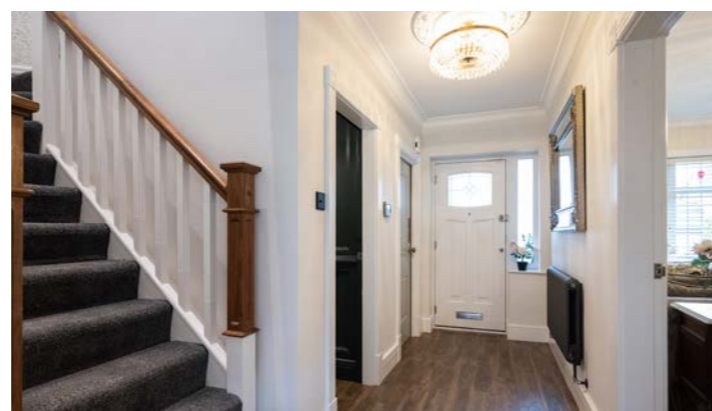
Stepping inside, the ground floor unfolds into a range of thoughtfully designed spaces. On the right-hand side, a premium cinema room awaits, boasting acoustic soundproofing and high-end fixtures that create an immersive viewing experience. This room flows seamlessly into an adjoining office or storage space and additional garage accommodation, making it an ideal setting for entertaining or for the practical requirements of a modern family. On the opposite side of the property, the spacious main living room impresses with its high standard of decoration and generous proportions, offering a versatile space that can be enjoyed in a variety of ways.

The heart of the home is undoubtedly the impressive open-plan family dining kitchen at the rear. Spanning an extensive area, this modern space is finished in a premium contemporary style with a full complement of integrated wall, base, and tower units. The kitchen features a comprehensive array of integrated appliances, premium work surfaces and a central island that not only acts as a functional workspace but also serves as a focal point for family gatherings and casual dining. Adjoining this area is a further dining and living space enhanced by premium bi-folding doors, which allow for a smooth transition between indoor and outdoor areas, thereby extending the living space and offering flexibility for different lifestyles. A spacious utility room and a ground floor WC complete the accommodation on this level, ensuring practicality is never compromised for style.

Upstairs, the home offers four well-appointed bedrooms that have been tastefully decorated in neutral tones, allowing new owners to personalise the spaces to their own tastes. Each room benefits from integrated wardrobes and clever storage solutions, ensuring that space is used efficiently. The main bedroom is particularly impressive, boasting a lavish en-suite bathroom that provides a private retreat within the home. The remaining bedrooms are serviced by a contemporary family bathroom, designed with both function and style in mind, offering an inviting space that caters to the needs of a modern family.

Outside, the beautifully landscaped rear garden provides a private retreat from the bustle of everyday life. The garden has been carefully designed to offer a sense of tranquillity while still being practical for entertaining. A premium patio terrace is an excellent space for enjoying outdoor meals or gatherings, while a centrally turfed lawn bordered by established plants and shrubs creates a balanced outdoor environment that is both inviting and low maintenance. This outdoor area offers the perfect blend of style and functionality, making it a valuable extension of the home's living space.

The local area further enhances the appeal of this property. Located in Maghull, Liverpool, residents benefit from a host of nearby amenities including a selection of reputable schools, local shops and a range of transport links that ensure easy access to the wider region. The neighbourhood combines the charm of a quiet residential setting with the convenience of urban living, making it ideal for families and professionals alike. Whether it is the ease of commuting or the proximity to leisure and shopping facilities, this property offers a balanced lifestyle that caters to a range of needs.





KEY FEATURES

- Renovated & Extended Detached Home
- Four Bedrooms
- Circa 1688 Square Feet
- Impressive Open-Plan Family Dining Kitchen
- Premium Cinema Room with Acoustic Soundproofing
- Beautifully Landscaped Rear Garden
- Ample Driveway Parking
- Great Location



