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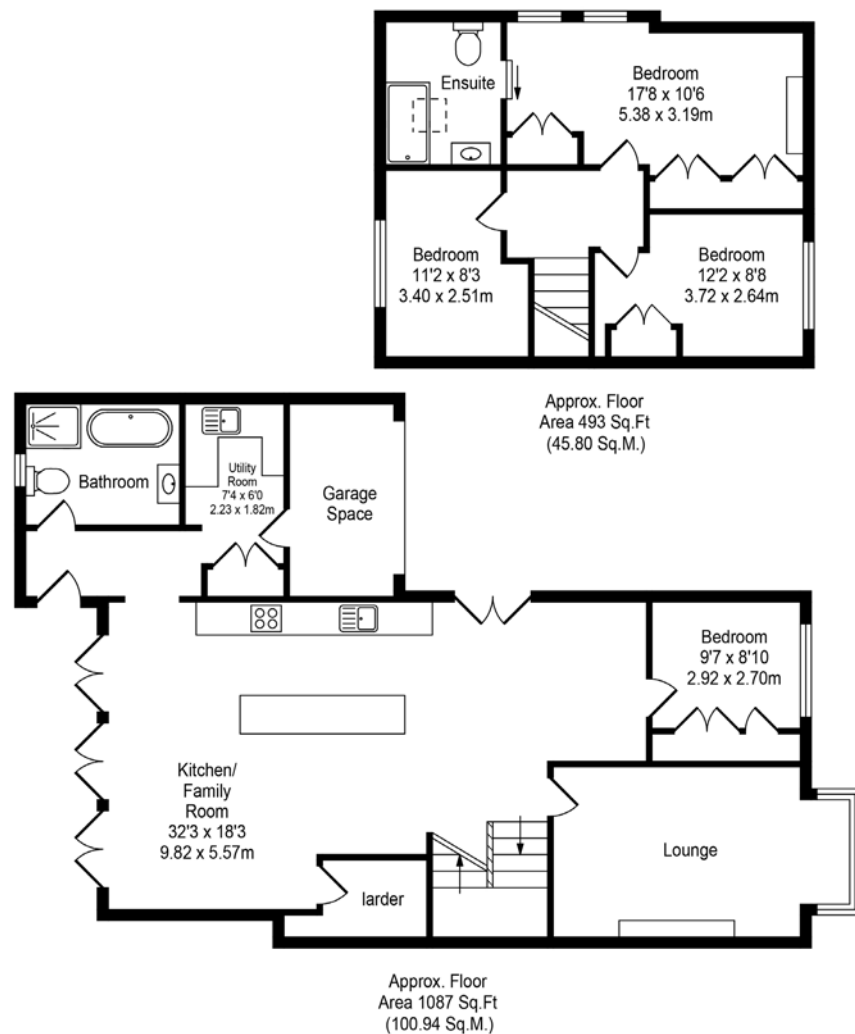
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ARNOLD & PHILLIPS
ESTATE AGENTS

Pitsmead Road, Liverpool

Total Approx. Floor Area 1580 Sq.ft. (146.74 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 Leasehold
Term of Lease: TBC
Ground Rent: Peppercorn Rent
Council Tax Band: A
Details Prepared: 14/02/2025

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

Pitsmead Road, Kirkby

A&P

Arnold and Phillips are delighted to present this beautifully modernised four-bedroom semi-detached home, ideally located in a sought-after area that perfectly balances convenience with tranquillity. Designed with modern family living in mind, this home offers a turn-key opportunity for those looking to move in without the need for renovations. Every aspect has been carefully updated to create a stylish yet functional living space, blending contemporary design with practical everyday features.

Set back from the road, the property welcomes you with an attractive frontage that has been well maintained, offering ample off-road parking with bespoke gates. The double entrance front door leads into a bright and inviting hallway, setting the tone for the rest of the home. The layout has been thoughtfully arranged to maximise both space and comfort, ensuring a seamless flow between rooms while maintaining a homely atmosphere. The heart of the home is undoubtedly the stunning open-plan kitchen and family room, designed for both entertaining and everyday living. Sleek cabinetry, high-quality worktops, and integrated appliances give the kitchen a polished, contemporary feel, while the generous layout allows for a spacious dining and lounge area. Whether hosting guests or simply enjoying family time, this space is adaptable to suit various lifestyles. French doors provide a seamless transition to the garden, further enhancing the sense of space and connectivity. A separate utility room offers additional storage and laundry facilities, keeping the main living areas clutter-free. The ground floor also benefits from a modern family shower room, perfect for busy households or guests.

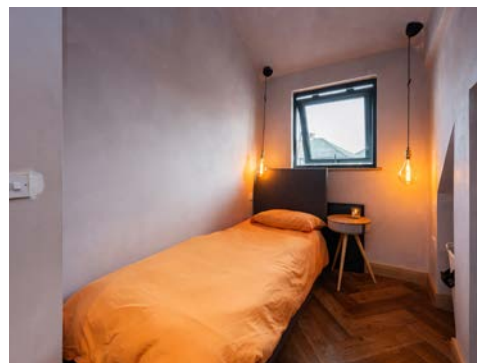
Upstairs, three well-proportioned bedrooms provide comfortable accommodation for families of all sizes. Each room has been finished to a high standard, with neutral décor that allows new homeowners to personalise the space with ease. The principal bedroom is particularly impressive, offering a peaceful retreat at the end of the day. This master suite offers a dressing area and an incredible three piece en-suite with separate shower, toilet and vanity unit. The remaining bedrooms provide flexibility with one of them located on the ground floor. Whether needed for children, guests, or a home office, these bedrooms provide plenty of versatility.

Stepping outside, the rear garden offers a private sanctuary, thoughtfully designed for relaxation and low-maintenance upkeep. A combination of patio and decking areas ensures a versatile outdoor space, whether for summer gatherings, children's play, or simply unwinding in a peaceful setting. Enclosed fencing provides privacy, while carefully chosen planting adds a touch of greenery without demanding excessive maintenance.

Beyond the home itself, the location is a major highlight. Situated in a well-connected area, residents benefit from easy access to local amenities, including supermarkets, independent shops, and dining options. Highly regarded schools are within reach, making this an excellent choice for families. Transport links are also convenient, with nearby bus routes and train stations offering straightforward connections to surrounding towns and city centres. For those who enjoy outdoor activities, nearby parks and green spaces provide opportunities for walking, cycling, and leisure time in nature.

This fantastic home combines modern living with practicality in a prime location. Ready to move straight into, it offers everything a growing family could need without the hassle of renovations. If you are searching for a stylish, spacious, and conveniently located property, this could be the perfect match. Contact Arnold and Phillips today to arrange a viewing and experience this exceptional home for yourself.





KEY FEATURES

Beautiful Semi-Detached Home

Four Bedrooms

Circa 1580 Square Feet

Stunning Open-Plan Kitchen & Family Room

Thoughtfully Designed Rear Garden

Driveway Parking with Bespoke Gates

Superb Location

