

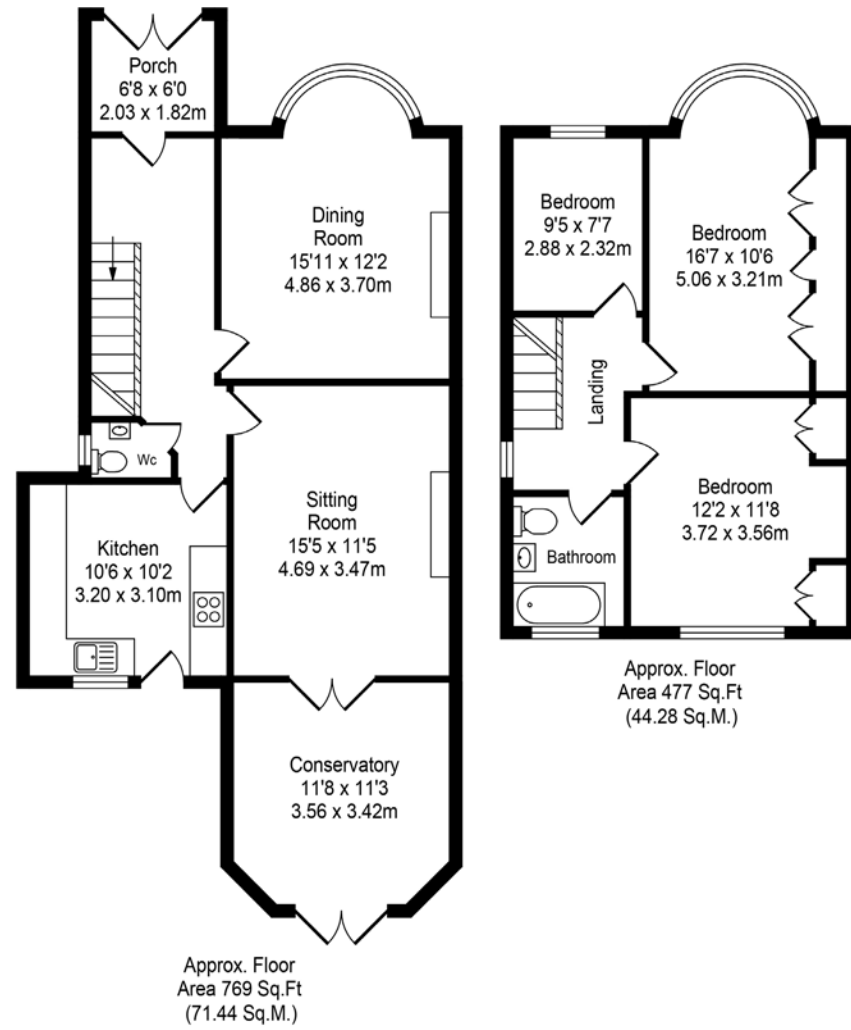


Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Ormskirk Road, Liverpool

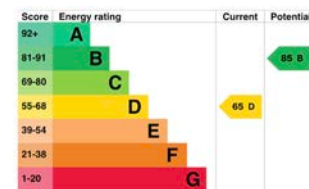
Total Approx. Floor Area 1246 Sq.ft. (115.72 Sq.M.)

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: C

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 excited to offer this beautifully presented three-bedroom semi-detached family home, located along the highly sought-after Ormskirk Road in Aintree, Liverpool. Offering a perfect blend of modern living with ample space, this property is ideal for families and those looking to settle in a vibrant, well-connected area. With local amenities just a stone's throw away and excellent transport links, including easy access to the M57 and M58, this home offers both convenience and comfort.

Upon arrival, the property welcomes you with a well-maintained front garden and off-road parking for multiple vehicles, ensuring practical convenience for busy family life. The property's striking bay window adds an elegant touch to the front elevation, providing a glimpse into the character of the home. Accessed via the main entrance porch, the interior exudes a sense of warmth and style.

Stepping into the property, the front reception room is currently set up as a formal dining room. This space is perfect for family dinners or hosting friends, offering plenty of room to accommodate a large dining table and additional furniture. The room's focal point is the charming bay window, which enhances the room's feel of space and light. At the heart of the home, centrally positioned, is the well-sized living room. This room has been designed with comfort in mind, with a modern feature fireplace providing a focal point for the space. The living room leads seamlessly into the rear garden room conservatory, a valuable addition that has been thoughtfully renovated to a high standard. This versatile space could easily serve as a third reception room, perfect for family gatherings or a peaceful retreat with views of the private garden.

The kitchen is located at the rear of the property, and has been designed to offer a contemporary and functional space for cooking and socialising. The kitchen features an array of well-presented wall, base, and tower units, providing ample storage, while the integrated appliances make for a seamless and modern cooking experience. Contrasting work surfaces add a stylish touch, and the layout allows for easy movement between cooking and entertaining areas. The ground floor accommodation is rounded off with a handy WC.

Upstairs, the property offers three generously sized bedrooms, each decorated in a neutral palette, offering a blank canvas for any potential buyer to add their personal touch. Each room has integrated wardrobes, providing convenient storage solutions, and the rooms benefit from a sense of space and light. The first floor is completed by a modern family bathroom, featuring a bath with an overhead shower, a WC, and a vanity wash hand basin. The neutral tiling creates a contemporary look that is both stylish and easy to maintain.

For those looking for potential to expand, this property offers the option to convert the loft space, subject to obtaining the relevant planning permissions. This could provide valuable additional living space, making the home ideal for growing families or those looking to tailor the property to their long-term needs.

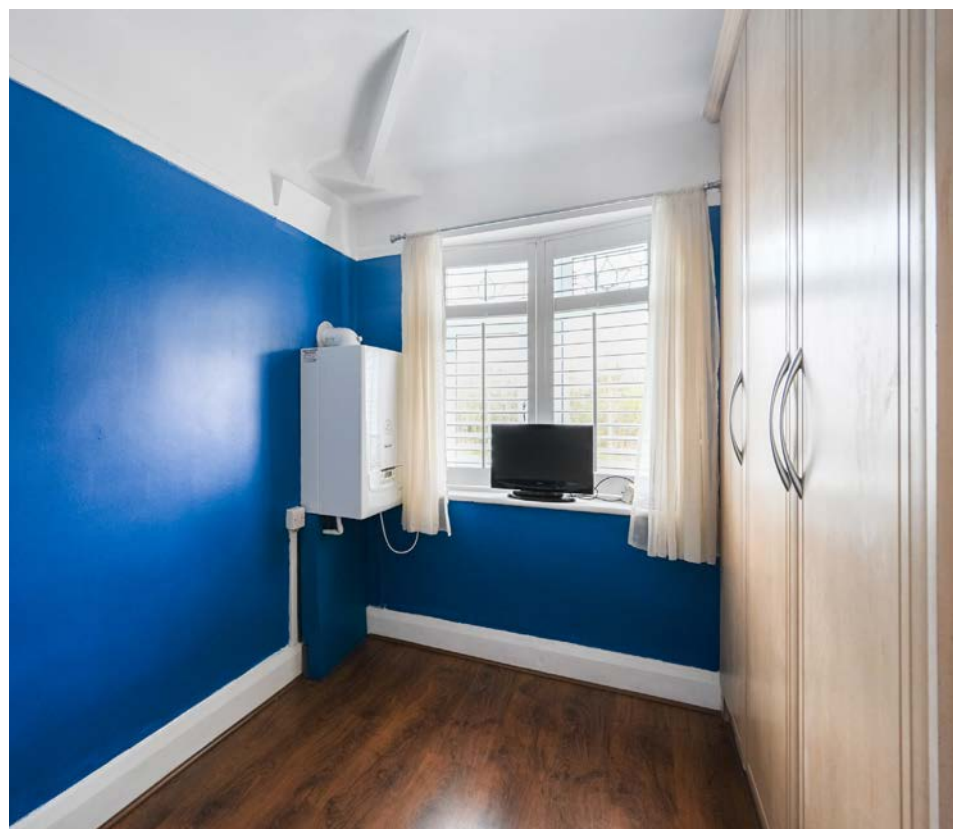
Externally, the rear of the property has been professionally landscaped to a high standard, offering a tranquil and private garden space. The central artificially turfed lawn provides a low-maintenance area for children to play or to relax. Surrounded by immaculate flower beds, the garden is an ideal spot to unwind. A spacious patio terrace offers the perfect setting for outdoor entertaining, ideal for BBQs or enjoying the warmer months. Several distinct areas within the garden provide interest and variety, making this space a true outdoor retreat.

At 1,246 square feet, this property provides an abundance of space for family life, with gas central heating and triple glazing throughout. The property is presented to an excellent standard, ensuring that you can move straight in without the need for immediate renovation or updates.

Located in Aintree, this property benefits from its close proximity to a wide range of local amenities, including shops, schools, and parks. Aintree Retail Park, local convenience stores, and recreational facilities are all within easy reach, while the nearby Aintree Railway Station provides direct links to Liverpool city centre, making this property an ideal choice for commuters.

This family home offers a fantastic combination of style, space, and location. Whether you're looking to settle down, raise a family, or simply enjoy a more relaxed pace of life, this property ticks all the boxes. With the added potential to extend and further personalise the space, it's easy to see how this home could be tailored to suit your family's needs for years to come. An internal inspection is highly recommended to fully appreciate the generous accommodation and the opportunity this home presents.





KEY FEATURES

- Beautifully Presented Semi-Detached Home
- Three Bedrooms
- Circa 1246 Square Feet
- Modern Fitted Kitchen
- Professionally Landscaped Rear Garden
- Driveway Parking
- Superb Location







