



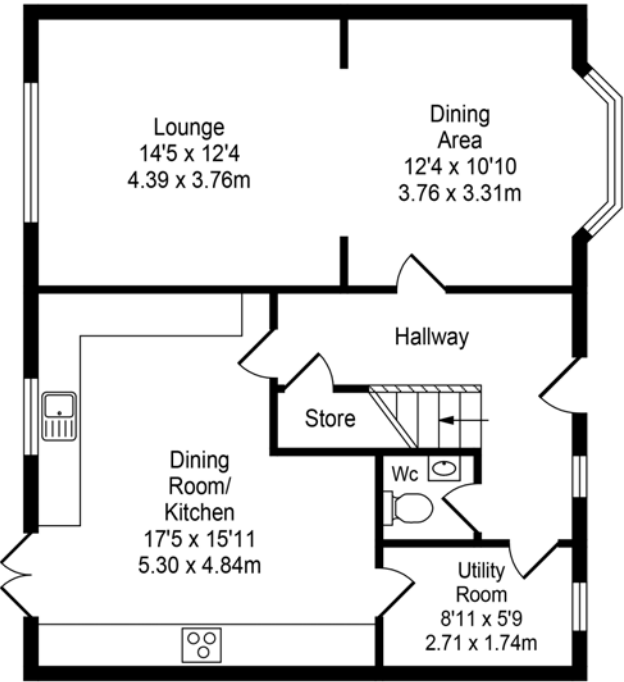
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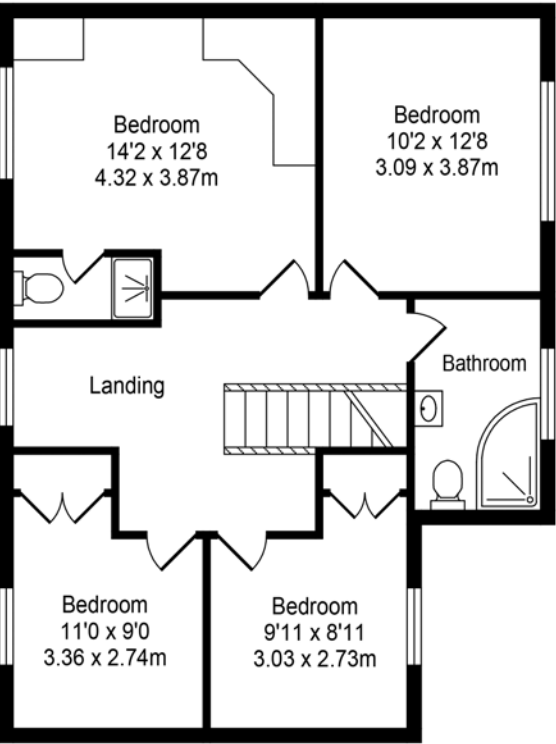
# Moorhey Road, Liverpool

Total Approx. Floor Area 1515 Sq.ft. (140.73 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 763 Sq.Ft (70.87 Sq.M.)



Approx. Floor Area 752 Sq.Ft (69.86 Sq.M.)



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](http://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

Moorhey Road, Maghull

A&P



Arnold and Phillips are excited to offer this charming four-bedroom extended semi-detached family home, located on the desirable Moorhey Road in Maghull, Liverpool. Situated in a popular residential area, the property offers the perfect balance of family living with convenient access to local schools, amenities, and excellent transport links, making it ideal for those seeking both comfort and practicality.

As you approach the property, you are greeted by a private driveway that provides off-road parking for several vehicles, ensuring that parking is never a concern. The front of the home is inviting, with well-maintained gardens that add to the curb appeal, while the overall positioning of the property offers a good sense of privacy.

Step inside, and you'll immediately notice the thoughtful design and spacious layout. The ground floor offers two dedicated living rooms that have been thoughtfully opened up to create a seamless and free-flowing living space, perfect for family living or entertaining. A large bay window to the front bathes the space in natural light, creating a bright and airy feel throughout the day. This area provides a flexible space that could easily adapt to your needs, whether you prefer a formal lounge area, a playroom, or a study space.

The left side of the property features a large dining kitchen, which forms the heart of the home. The kitchen is fitted with a range of wall, base, and tower units, offering plenty of storage and workspace for cooking and meal preparation. It also comes with a selection of integrated appliances and a generous dining area, making it ideal for family meals or social gatherings. While the kitchen could benefit from a light cosmetic update, it is of a high quality and very functional, providing all the space and facilities required for modern family living. Completing the ground floor is a practical utility room and a separate WC, providing added convenience and functionality. The utility room offers the perfect space for laundry and additional storage, helping to keep the main living areas tidy and organised.

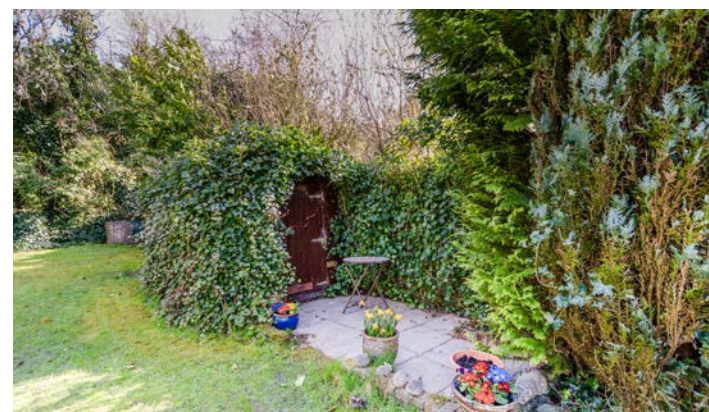
On the first floor, the property continues to impress with four well-proportioned double bedrooms. Each room is generously sized and decorated to suit a variety of tastes and preferences. Three of the four bedrooms benefit from fitted wardrobes, offering ample storage space. The main bedroom is particularly appealing, as it enjoys the added luxury of en-suite bathroom facilities, providing a private retreat for the homeowners. The remaining three bedrooms are well-served by a modern family bathroom, which is fitted with a corner shower, WC, and vanity wash hand basin. The bathroom's clean lines and neutral finish make it a versatile and welcoming space, ideal for family use.

Externally, the property offers a spacious and established rear garden. Not being directly overlooked, it offers a high level of privacy and is perfect for outdoor enjoyment. The garden is mainly laid to lawn, bordered by a variety of plants, trees, and shrubs, creating a peaceful and green environment. The ample patio terrace provides the ideal spot for outdoor gatherings or dining, while the space also offers potential for further extension if desired.

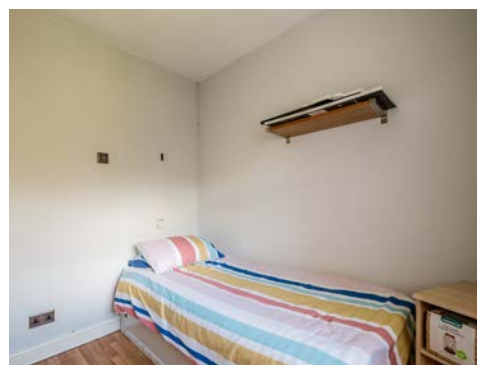
With a generous 1,515 square feet of living accommodation, this property offers plenty of space for a growing family. The home benefits from gas central heating and double glazing throughout, ensuring comfort and efficiency across the seasons. The versatile living spaces, combined with the potential for further personalisation or expansion, make this property an appealing option for many buyers.

Situated in the heart of Maghull, the property is ideally located for access to a variety of local amenities, including shops, restaurants, and leisure facilities. There are excellent transport links nearby, with easy access to both road and rail networks, making commuting to Liverpool city centre and the wider Merseyside area quick and straightforward. Families will appreciate the proximity to local schools, ensuring that education is within easy reach for younger children.

This home offers a fantastic opportunity for those looking for a well-positioned family property with room to grow. Its spacious layout, established garden, and convenient location make it a fantastic choice for a variety of buyers. Internal inspection is highly recommended to fully appreciate all that this lovely property has to offer.







#### KEY FEATURES

Extended Semi-Detached Home

Four Bedrooms

Circa 1515 Square Feet

Large Dining Kitchen

Spacious and Established Rear Garden

Driveway Parking

Superb Location





