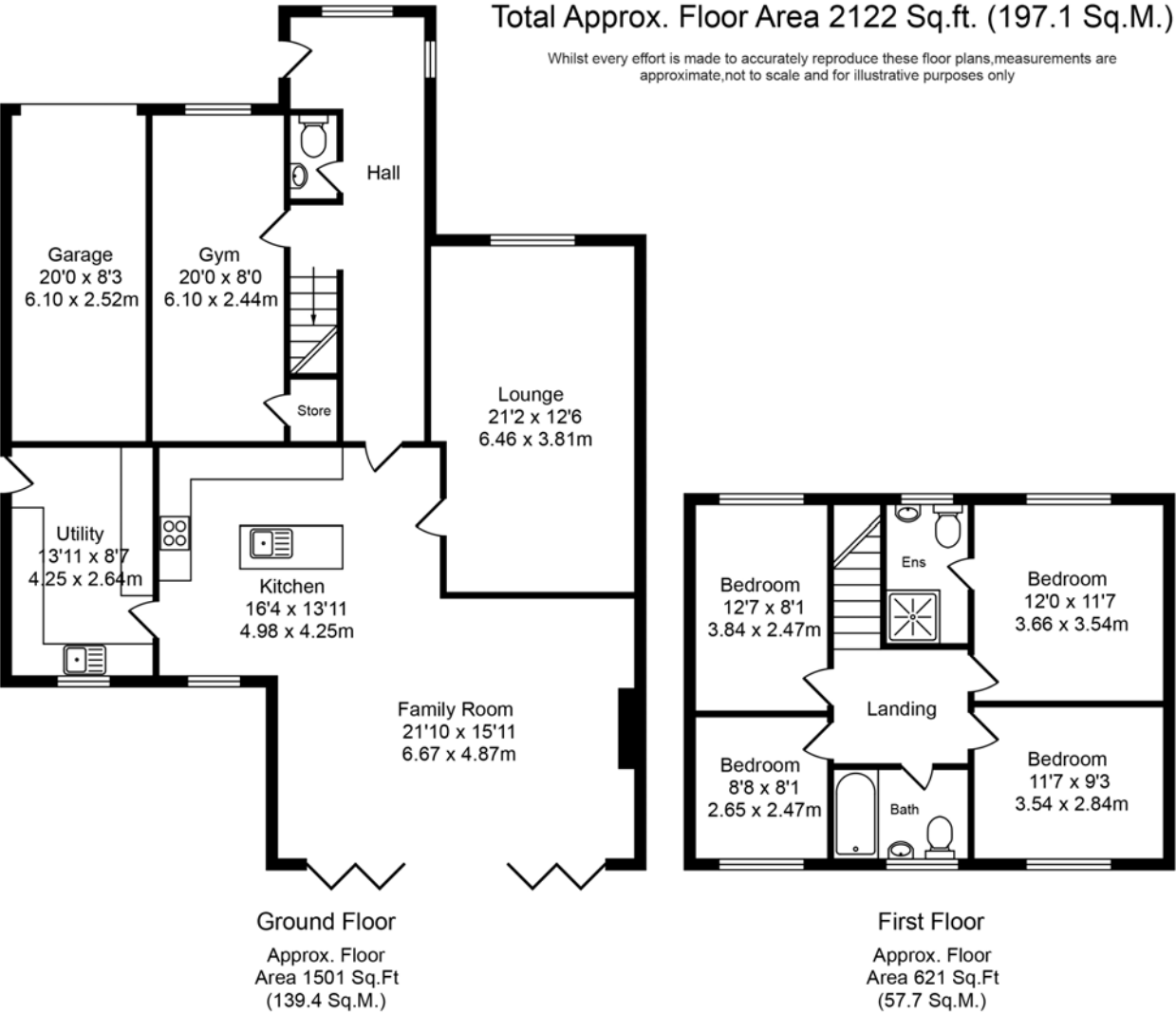




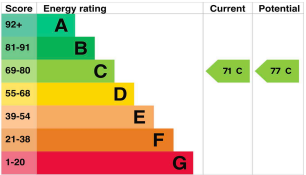
Ormskirk: 01695 570102 Parbold: 01257 442789
Southport: 01704 778668 Chorley: 01257 241173
arnoldandphillips.com

ARNOLD & PHILLIPS
ESTATE AGENTS



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

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

Empress Close, Maghull

A&P

Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this beautifully presented four-bedroom detached property, residing attractively along the sought-after Empress Close in Maghull, Liverpool.

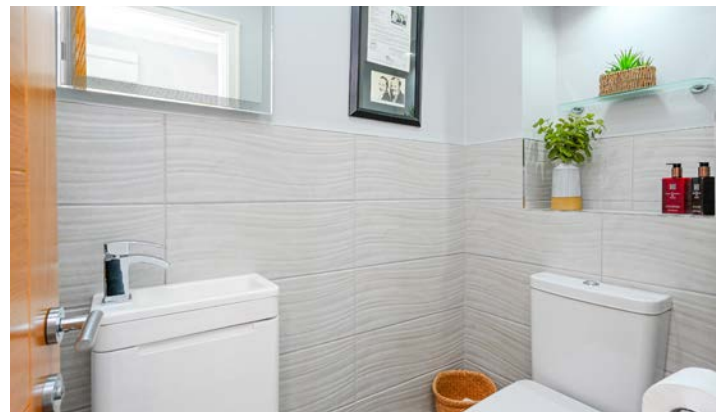
Ideally positioned this vibrant property resides within close proximity to a host of local amenities and retailers, whilst also enjoying superb transport and commuter links. With several highly regarded primary and secondary schools also residing nearby, this property would be ideal for working professionals and families alike.

Approached via a private driveway leading to an attached garage, off-road parking is provided for multiple vehicles. Accessed via the main front entrance, one is received into a spacious and naturally lit entrance hallway. The right side of the property enjoys a large, attached garage along with equally well-proportioned home gym. The main living room is finished to a high level and is centred around a contemporary feature fireplace. The rear of the property has been extended and enjoys a stunning open-plan kitchen/family room, providing an abundance of wall, base and tower units, finished in a beautiful heritage shaker design and providing a comprehensive selection of Miele appliances and premium Carrera Marble work-surfaces and central feature island. An ample dining area extends into an open living area which is centred around a contemporary media wall with inset fire. With premium tiled flooring underfoot this modern space is flooded in an abundance of natural light via premium bi-folding doors. The ground floor accommodation is completed with an equally well-presented adjoining utility room.

The first floor enjoys four well-proportioned family bedrooms, all of which are decorated to a high level and provide a selection of integrated storage facilities and pleasant outlook over the surrounding area. The main bedroom enjoys a lavish en-suite bathroom which is beautifully tiled, with the same high level of fit and finish replicated in the main family bathroom, which provides bath with overhead shower, WC and vanity wash hand basin.

Externally the rear of the property is not directly overlooked and enjoys a beautifully landscaped garden with multiple areas of interest. A large, flagged patio terrace provides an ideal place to entertain, whilst an artificially turfed lawn extends throughout the remainder of this pleasant garden. Having recently enjoyed a beautiful renovation and enjoy gas central heating, double glazing and a stunning level of interior decor, internal inspection of this generously proportioned 2,122 square foot executive home is highly advised to fully appreciate all on offer within.





KEY FEATURES

Beautiful Detached Home

Four Bedrooms

Circa 2122 Square Feet

Stunning Open Plan Kitchen/
Family Room

Landscaped Rear Garden

Driveway Parking

Large Attached Garage







