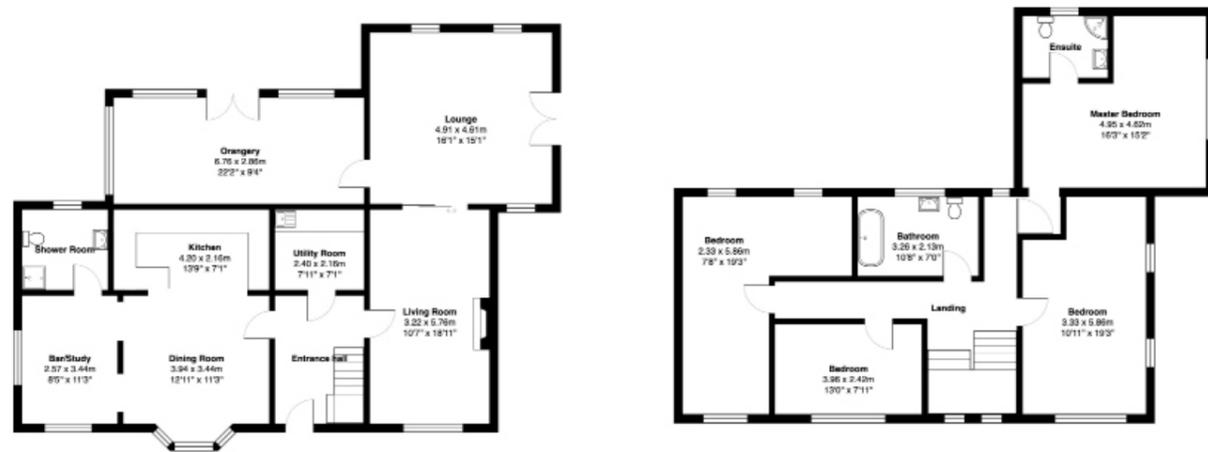




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com



Total Area: 213.6 m<sup>2</sup> ... 2299 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



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](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.



Arnold & Phillips are delighted to offer for sale this impressive four bedroom detached home which rests on a large private plot in this highly desirable residential location. The property has been extensively and skilfully extended, offering over 2300 square feet of impeccably maintained family living space and boasting high quality fixtures and finishes, as well as tasteful decor that creates a light and bright atmosphere throughout. The size of the plot is equally as impressive and our client has outline planning permission for a detached true bungalow to be built on the side garden, making it an exciting potential opportunity for future development.

The ground floor of the property affords a fabulous flowing floor plan which is ideal for everyday family living and just perfect for entertaining guests, the layout also offers real flexibility and could be slightly adapted to suite families with co-dependent relatives. Internal inspection will reveal highlights including a welcoming reception hallway, a spacious 19' lounge with feature fireplace, dual aspects and access through to a further living room which itself has French doors to the gardens and access to a huge 22' conservatory which itself also opens out into the garden. There is also a fabulous open plan family dining kitchen with access through to a separate bar and entertainment area. The kitchen itself is equipped with high-quality fitted units, ample workspace, Butchers Block work surfaces, integrated oven and hob, sink unit, dishwasher, and a fridge and freezer. Completing the ground floor is a convenient three-piece shower room with a modern suite and complementary floor tiling.

On the first floor, you will discover four beautifully appointed double bedrooms, each offering generous proportions and an inviting ambiance. These bedrooms have been thoughtfully designed to provide a serene and comfortable retreat for residents and the stylish three-piece ensuite shower room offers a tranquil space to rejuvenate and pamper oneself. The three further bedrooms are served by a beautiful three-piece family bathroom, the centrepiece of which is the gorgeous stand-alone claw foot bath, evoking a sense of timeless elegance and providing the perfect setting for a soothing soak after a long day.

Externally this fabulous home is graced with expansive gardens that span both the side and rear, providing an abundance of space for relaxation, recreation, and cherished moments with children. The gardens are thoughtfully enclosed, ensuring utmost privacy and there are well kept lawns and charming patio areas for al-fresco dining and entertaining. In addition, the property offers the convenience of ample driveway parking to the front. This ensures that you and your guests will always have a secure and convenient place to park, eliminating any worries or concerns about finding a space for your vehicles.

Maghull is a highly desirable location, a vibrant and charming area known for its picturesque surroundings, friendly community, well regarded schools, convenient amenities and its accessibility to Liverpool city centre. This property is within walking distance of the railway station and would be perfect for anyone looking to commute.

Maghull is also home to a thriving town centre, bustling with a range of shops, boutiques, and local businesses. Here, you'll find everything you need, from everyday essentials to unique and specialty items. The town centre is a hub of activity, offering a busy atmosphere where locals and visitors alike can enjoy shopping, dining, and socialising. There are also an excellent range of schools and educational facilities. Families with children can take comfort in knowing that their little ones will receive a quality education in a nurturing environment.





KEY FEATURES

Impressive Detached Home

Large Private Plot

Circa 2299 Square Feet

Four Bedrooms

Fabulous Open Plan Dining  
Kitchen

Bar & Entertainment Area

Expansive Gardens to the Side &  
Rear

Ample Driveway Parking

Highly-Desirable Location



