

# Poppy Grange

Maghull



**McCARTHY STONE**

*Life, well lived*

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## Peaceful, canalside living in a popular northern town.

Nestled between Liverpool and Ormskirk, this quiet Merseyside town has much to offer. Surrounded by countryside. Good travel connections. Convenient shopping. Maghull would be a delightful place to call home.

### **Find your happy place in Maghull.**

Overlooking the Leeds and Liverpool canal and just a few minutes' walk from the town centre, Poppy Grange is named in recognition of an old British Legion building that once stood on the site. Designed with the over 60s in mind, the development is built to high standards and is an ideal place to live life well.



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## Live life your way.

At Poppy Grange everything you need is close by. Morrison's supermarket and the medical centre are just 0.2 miles away. 'The Square' (0.4 miles) has a baker, butchers, post office, bank, opticians and pharmacy and every month it also hosts an all-day market.

Within 500 yards of the development, there are plenty of eateries, from Chinese and Indian to British pub grub. The Greek Taverna is popular for its varied menu, and Suzy's Café offers tasty breakfasts and lunches. Neptune Beerhouse gets rave reviews for its craft ales and friendly atmosphere.

With 15 public parks and 18 public open spaces, there are multiple opportunities for walking, boating and wildlife watching. You can access the Leeds and Liverpool canal towpath directly from the development and a 4 mile circular trail passes several sites of local historical interest, including the former home of Maghull's most famous former resident, Frank Hornby, designer of model railways.

Three miles away, Lunt Meadows is a spectacular wetland nature reserve with

an abundance of wildlife. Slightly further afield, you can visit Sefton Meadows, an attractive forest park made up of three woods and it's only a 15-minute drive to the sandy beach at Crosby, site of the famous Antony Gormley sculptures.

Other local attractions include Aintree Racecourse, best known for the Grand National (3 miles) and Southport (12 miles), which hosts the largest independent flower show every August.

For those wanting to keep fit, Meadows leisure centre is a 2-minute drive and Mossock Hall Golf Club, set in 130 acres of beautiful countryside, is just 3.5 miles away. There's a local cricket club too.

Maghull has great travel connections. The M58 and M57 (2 miles away) link you to Aintree, Ormskirk, Southport, as well as Liverpool city centre (8 miles). A short walk to the closest bus stop connects you to Aintree and the train station (1.4 miles). Liverpool John Lennon Airport is just 18 miles away.







## POPPY GRANGE

**McS** 326 Liverpool Road South,  
Maghull L31 7DJ

## MAP KEY

- 1 Bank/Building Society
- 2 Medical Centre
- 3 Bus stop
- 4 Restaurant
- 5 Church
- 6 Shopping Centre
- 7 Pharmacy
- 8 Town Hall
- 9 Leisure Centre
- 10 Pub
- 11 Supermarket
- 12 Post Office
- 13 Maghull Cricket club



**“Strictly  
nights with  
friends.”**

Beryl,  
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

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## Stylish design, inside and out.

As you approach Poppy Grange via its entrance or via the canal, you'll immediately appreciate the thoughtful design of its exterior. The red brickwork building with its grey pitched roof and white window frames has traditional appeal. Large open balconies add an extra flourish. The development is bordered by neat iron metal fencing and landscaped gardens for an impressive finish.

Inside, the reception area offers a welcome to homeowners, friends, and family alike. Walk on a little further and you'll soon discover the communal lounge. This is the social heart of the development.

From catching up over a morning coffee to a lively social evening event, this light and airy space is where our community can spend time together. If you just want to relax with a good book or a newspaper, there are lots of quiet spaces too.

From the lounge you can step through the patio doors to a large, paved terrace with lots of seating. This oasis of tranquillity is a lovely spot to soak up some sun during the warmer months.

From here you can walk along the pathway that runs parallel to the canal and wonderfully landscaped gardens. Each plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues, to be enjoyed throughout the seasons.

What's more, you don't need to lift a trowel or wrestle with a lawnmower to enjoy the garden. We look after all the outside spaces for you.













## More features.

### **Guest Suite\***

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities\*.

### **House Manager**

Ensures the development is well maintained alongside arranging social activities that help build a strong sense of community.

### **Pets Welcome**

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

### **Parking\***

Spaces are available for purchase.

### **Mobility Scooter Room\***

An easily accessible space available where mobility scooters can be charged safely and securely.

\*Additional charges apply. Subject to availability.





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## Made for living well.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Poppy Grange is no exception.

Comprising 44 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

### **How to buy.**

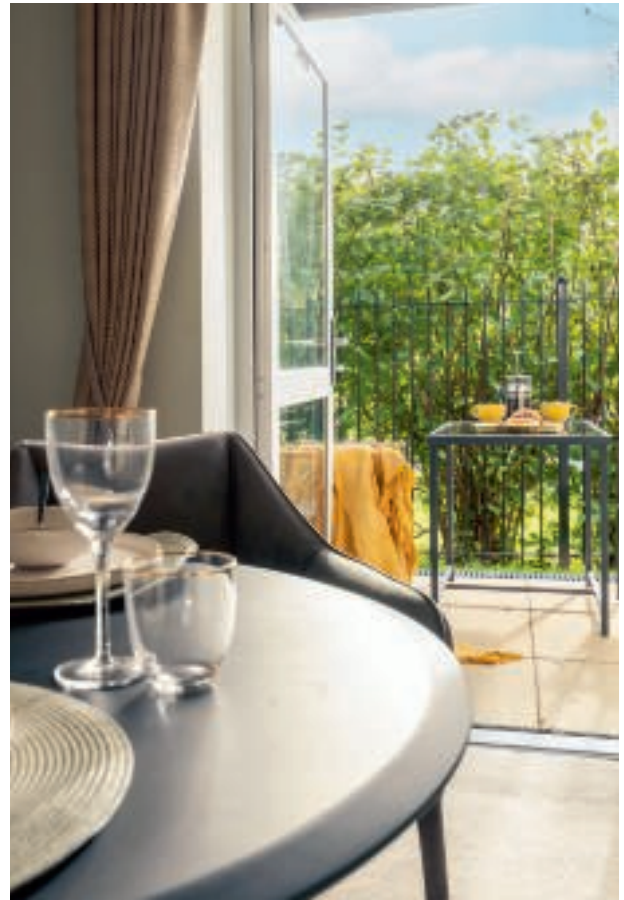
Whether you are purchasing or renting your apartment at Poppy Grange, we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.







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# Your new home in detail.



## General

- Double glazing to all windows
- Juliet Balcony, walk out balcony or patio to all apartments
- Fitted wardrobe in master bedrooms
- Telephone and television point in living room and bedrooms
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room\*



## Kitchen

- Fitted kitchen with integrated ceramic hob
- Stainless steel cooker hood and splashback
- Anthracite composite sink
- Lever mixer taps



## Shower room

- Fitted shower room with tiled floor
- White sanitary ware with high quality fittings
- Additional shower room in all two bedroom apartments
- Fixed mirror
- Shaver socket
- Heated towel warmer



## Heating and finishes

- Electric panel warmers
- Neutral décor
- White five-panel doors
- Chrome door furniture and fittings



## Safety and security

- Door camera entry system which is linked to the TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm, smoke and heat detector
- Illuminated light switches to hall, bedroom(s), shower room and additional shower rooms

This specification is for guidance only, items may vary. Please check with your Sales Consultant for further details. Images are indicative only. \*Sky Q subject to Sky subscription.



**“New address,  
new adventure.  
There’s nothing  
old about me.”**

Anne,  
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?  
Find out how you could make the move to  
Poppy Grange, Maghull.

**Call 0800 201 4106 or  
visit [mccarthystone.co.uk/  
poppy-grange](https://mccarthystone.co.uk/poppy-grange)**

A large print version of this brochure is available on request.

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April 2024

We subscribe to and comply with the Consumer Code



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

Protection for new-build home buyers

To find out more, call **0800 201 4106**  
or visit [mccarthystone.co.uk/poppy-grange](https://mccarthystone.co.uk/poppy-grange)

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