



15, Lathom Drive, Rainford, WA11 8JP

Offers Over £250,000

*David
Davies* *Collection*

15, Lathom Drive, Rainford, WA11 8JP

- EPC:C
- Council Tax Band: C
- Freehold
- Semi Detached Extended Property
- Two Reception Rooms
- Open Plan Kitchen/Dining Area
- Utility Room
- Three Bedrooms
- New Boiler Installed December 2022
- Driveway For One Car With Electric Car Charging Port

Offering For Sale, this extended three bedroomed semi detached property. Located in the heart of Rainford village on the ever popular Lathom Drive. Which offers excellent access to the local village Primary and Secondary schools, along with the local village amenities.

Stepping into the property, the layout offers excellent accommodation, suitable for busy families, to include a separate reception/lounge with fire place. Further from the hallway is the kitchen to the rear, which is open to the dining area and has french doors which lead to the rear garden.

There is also a further separate reception room, currently used as a play room, which could lend itself to an office/home working/teenage hangout! There is also a ground floor w.c and utility area.

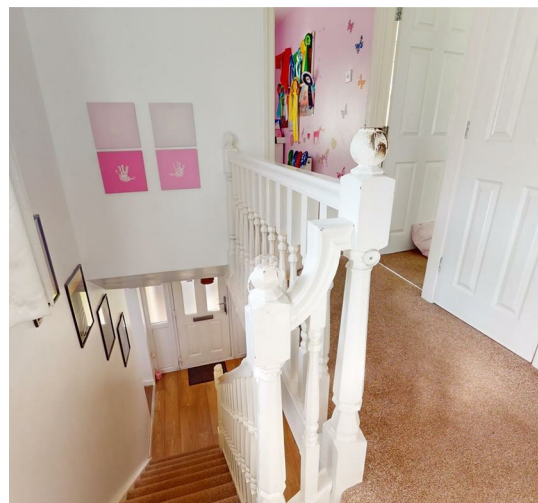
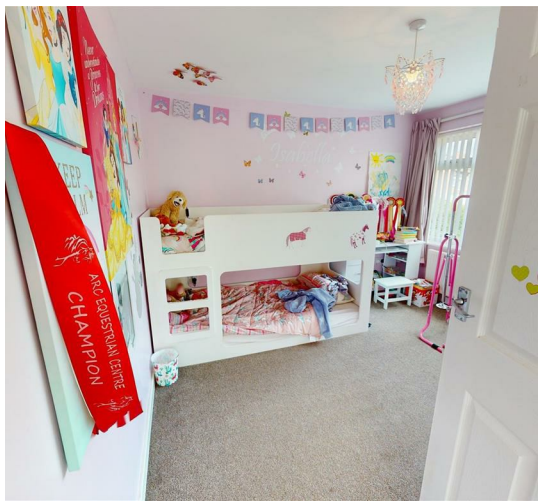
To the first floor there are three bedrooms and a family bathroom to include three piece suite with over shower bath.

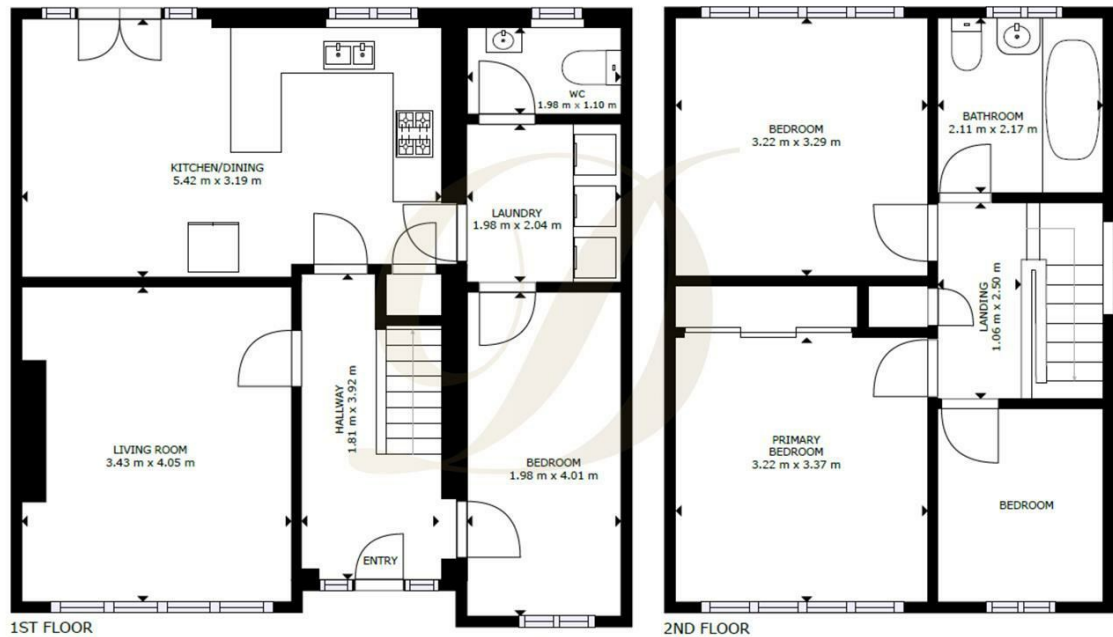
To the front of the property is off road parking and garden area, which is mainly laid to lawn.

The rear garden is lawn with mature conifers to one side, offering a degree of privacy.

EPC:C







David Davies

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David Paul Davies

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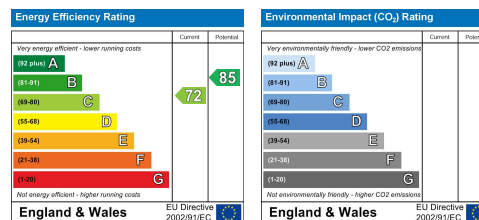
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