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Lathom Close, Prescot

£139,995

**BELVOIR!**



## Key Features

- > NO CHAIN
- > TWO DOUBLE BEDROOMS
  - > EN-SUITE
- > PRIVATE GARDEN
- > GREAT TRANSPORT LINKS
  - > CUL-DE-SAC
  - > Tenure: Leasehold
  - > EPC rating C





This beautifully presented two bedroom town house property on Lathom Close, Prescot, offers a wonderful combination of modern living and convenience, making it an ideal choice for families and professionals alike. Situated in a quiet, family-friendly cul-de-sac, this home provides a peaceful retreat while still being within easy reach of all essential amenities.

Upon entering, you are greeted by a welcoming and spacious hallway leading to a ground floor W.C and expansive living area, perfect for both relaxation and entertaining guests. The open, airy design allows plenty of natural light to flow through, creating a warm and inviting atmosphere. The modern, fully-fitted kitchen offers ample counter space and storage, making meal preparation a breeze. From here, you have direct access to the good-sized rear garden - an ideal space for outdoor dining, children's playtime, or simply unwinding after a long day.

The upper floor houses three well-proportioned bedrooms, including a master bedroom that features a stylish en-suite bathroom, providing added privacy and comfort. The two additional bedrooms are perfect for family members or guests, offering versatility in how the space can be used. A contemporary family bathroom adds further practicality, ensuring all household needs are met.

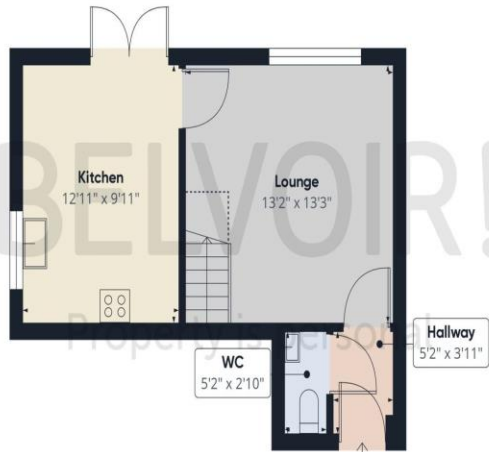
This home also benefits from private off-road parking, offering convenience and peace of mind. For those who commute, the location couldn't be better, with excellent transport links close by. The property is just a short drive from the M57 and M62 motorways, offering easy access to Liverpool, Manchester, and surrounding areas. Prescot train station is also within easy reach, providing regular services to key destinations.

In addition to its transport links, Lathom Close is well-placed for local amenities. Nearby, you'll find a range of shops, supermarkets, and restaurants, as well as the popular Prescot town centre, which offers a vibrant selection of independent cafes, bars, and retailers. Families will appreciate the proximity to several well-regarded schools, and for leisure, Knowsley Safari Park, Whiston Hospital, and the newly renovated Prescot Shopping Centre are just a short drive away.

This property offers an excellent balance of tranquil suburban living with quick access to everything you need for modern, convenient life. Perfect for those looking for comfort, space, and connectivity.







Floor 0



Floor 1



Approximate total area\*  
658.11 ft<sup>2</sup>  
Reduced headroom  
96.66 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

### HALLWAY

3'11" x 5'2" (1.2m x 1.6m)

Laminate to floor. Door to front aspect. Access to lounge & W.C.

### W.C

2'10" x 5'2" (0.9m x 1.6m)

Linoleum to floor. Toilet. Basin, Radiator to wall.

### LOUNGE

15'6" x 14'8" (4.7m x 4.5m)

Window to rear aspect. Laminate to floor. Window to rear aspect. Access to lounge and upper floors.

### KITCHEN

9'11" x 12'11" (3m x 3.9m)

Linoleum to floor. Window to side aspect. Patio doors to rear aspect. Wall & Base units. Radiator to wall.

### LANDING

5'10" x 4'11" (1.8m x 1.5m)

Carpet to floor. Access to all upper rooms. Radiator to wall. Window to rear aspect.

### MAIN BEDROOM

10'3" x 13'0" (3.1m x 4m)

Laminate to floor. Window to rear aspect. Storage cupboard. Access to en-suite. Radiator to wall.

### EN-SUITE

5'6" x 7'3" (1.7m x 2.2m)

Linoleum to floor. Window to front aspect. Shower & Cubicle. Basin. Toilet.

### BEDROOM TWO

10'3" x 7'8" (3.1m x 2.3m)

Laminate to floor. Window to rear aspect. Radiator to wall.

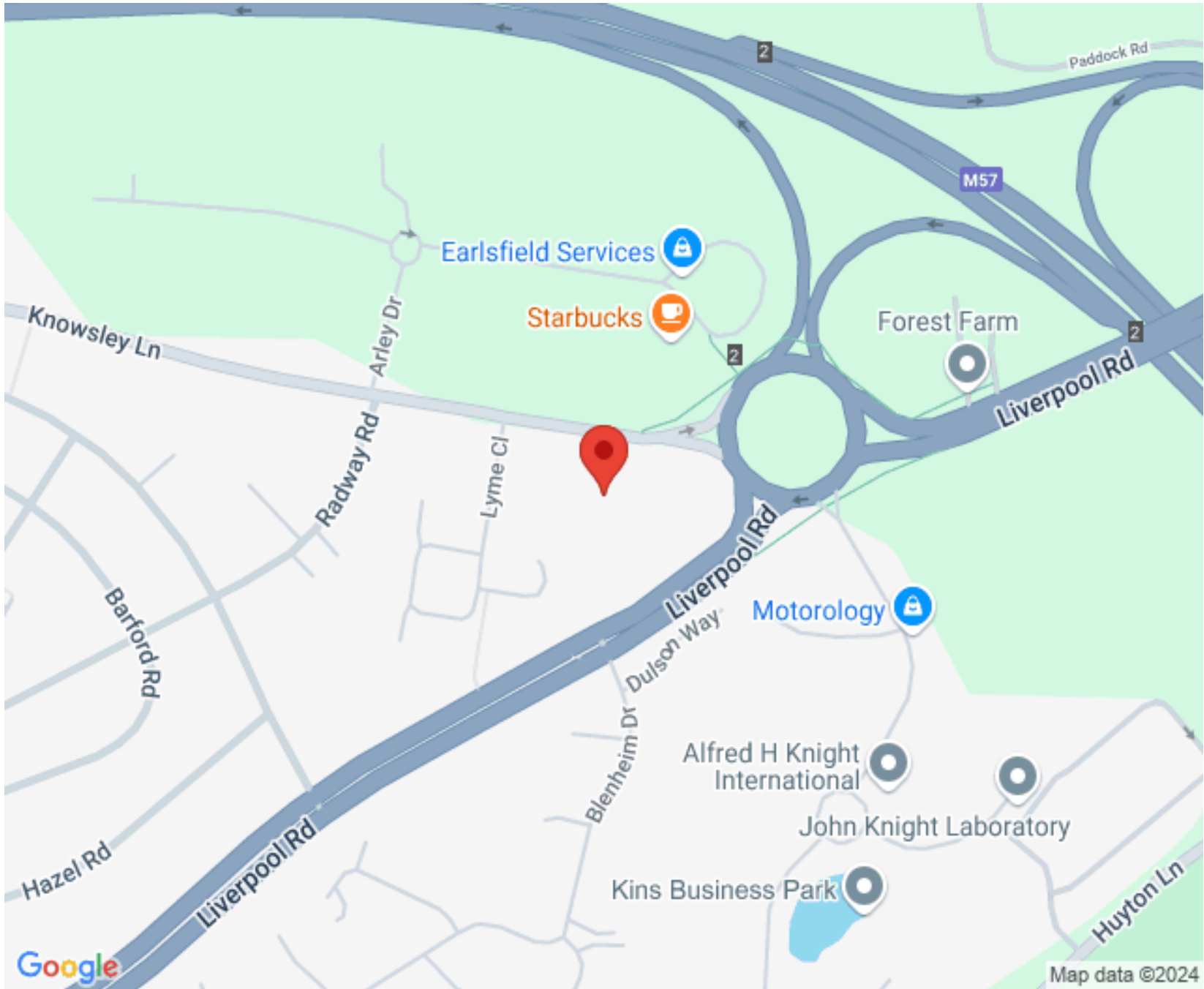
### BATHROOM

4'10" x 7'1" (1.5m x 2.2m)

Linoleum to floor. Window to rear aspect. Bath. Toilet. Basin.

### DISCLAIMER

We endeavour to make our property particulars as informative & accurate as possible, however, they cannot be relied upon. We recommend all systems and appliances be tested as there is no guarantee as to their ability or efficiency. All photographs, measurements & floorplans have been taken as a guide only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Solicitors should confirm moveable items described in the sales particulars are, in fact included in the sale due to changes or negotiations. We recommend a final inspection and walk through prior to exchange of contracts. Fixtures & fittings other than those mentioned are to be agreed with the seller.



Contact us today to arrange a viewing...

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<https://www.belvoir.co.uk/liverpool-prescot-estate-agents/>

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