



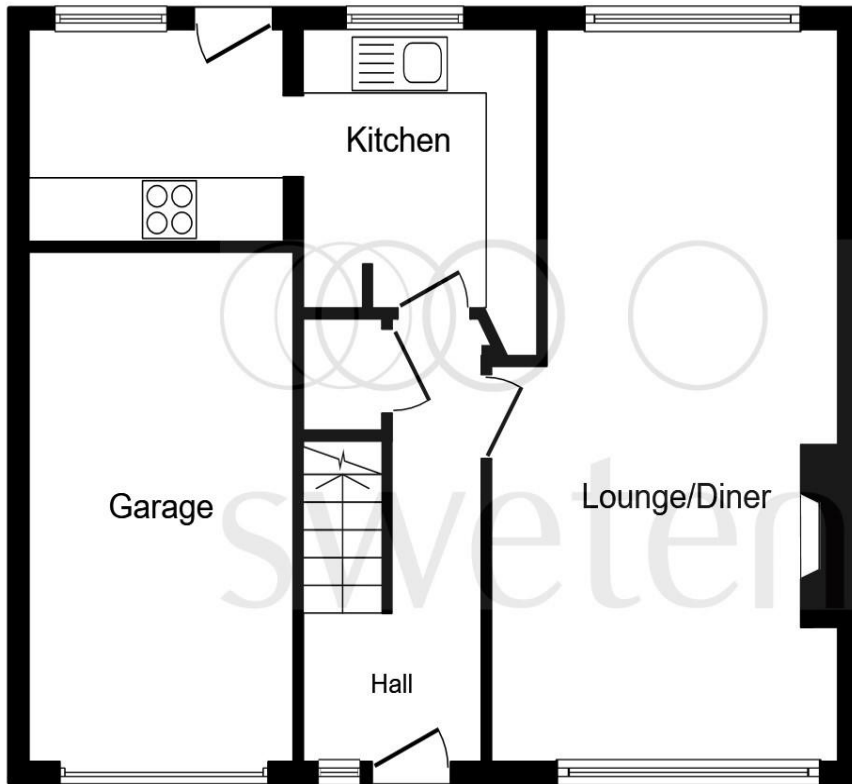
**Latham Avenue, Helsby WA6 0ER**

## **Welcome to**

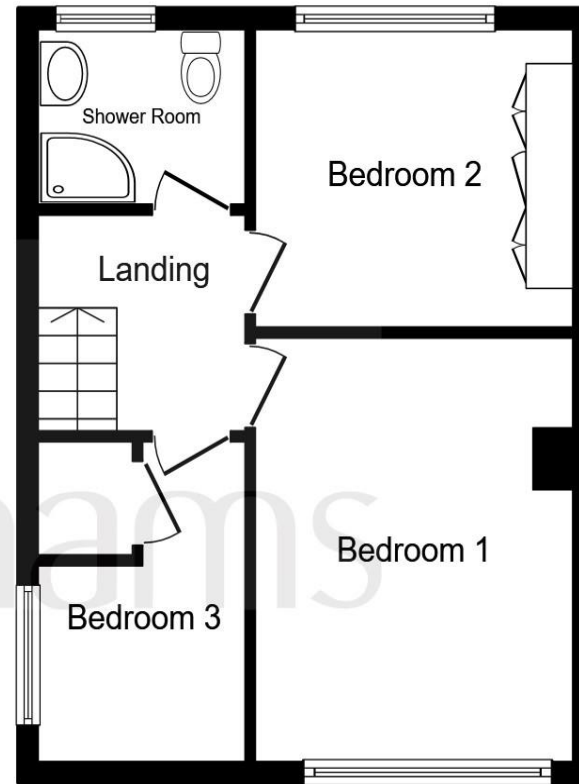
### **Latham Avenue, Helsby**

Swetenhams are delighted to showcase this superb opportunity. A link-detached three bedroom house in a great location and one which could be enjoyed as is or extended, subject to the necessary consents being obtained. Don't miss this one.





**Ground Floor**



**First Floor**

**Entrance**

**Lounge**

22' 7" x 11' 6" narrowing to 9' 10" ( 6.88m x 3.51m narrowing to 3.00m )

**Kitchen/breakfast Room**

16' 1" x 8' 7" to recess. ( 4.90m x 2.62m to recess. )

**On The First Floor,**

**Bedroom One**

10' 6" x 10' 7" ( 3.20m x 3.23m )

**Bedroom Two**

10' 7" x 9' 2" ( 3.23m x 2.79m )

**Bedroom Three**

10' 2" x 6' 10" ( 3.10m x 2.08m )

**Shower Room**

**Outside**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

### Latham Avenue, Helsby

- Link-Detached Family sized home.
- Three Bedroom Accommodation.
- Council Tax Band D
- Generous gardens
- Garage,

Tenure: Freehold EPC Rating: D

offers over

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [swetenhams.co.uk/Property/FRM108356](https://swetenhams.co.uk/Property/FRM108356)



Property Ref:  
FRM108356 - 0007

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