

**FOR SALE**

Belgrave , Plough Lane, Lathom, L40 6JL

**REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

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## Belgrave , Plough Lane, Lathom, L40 6JL

*An extended and meticulously presented 3 bed true bungalow enjoying far-reaching views.*

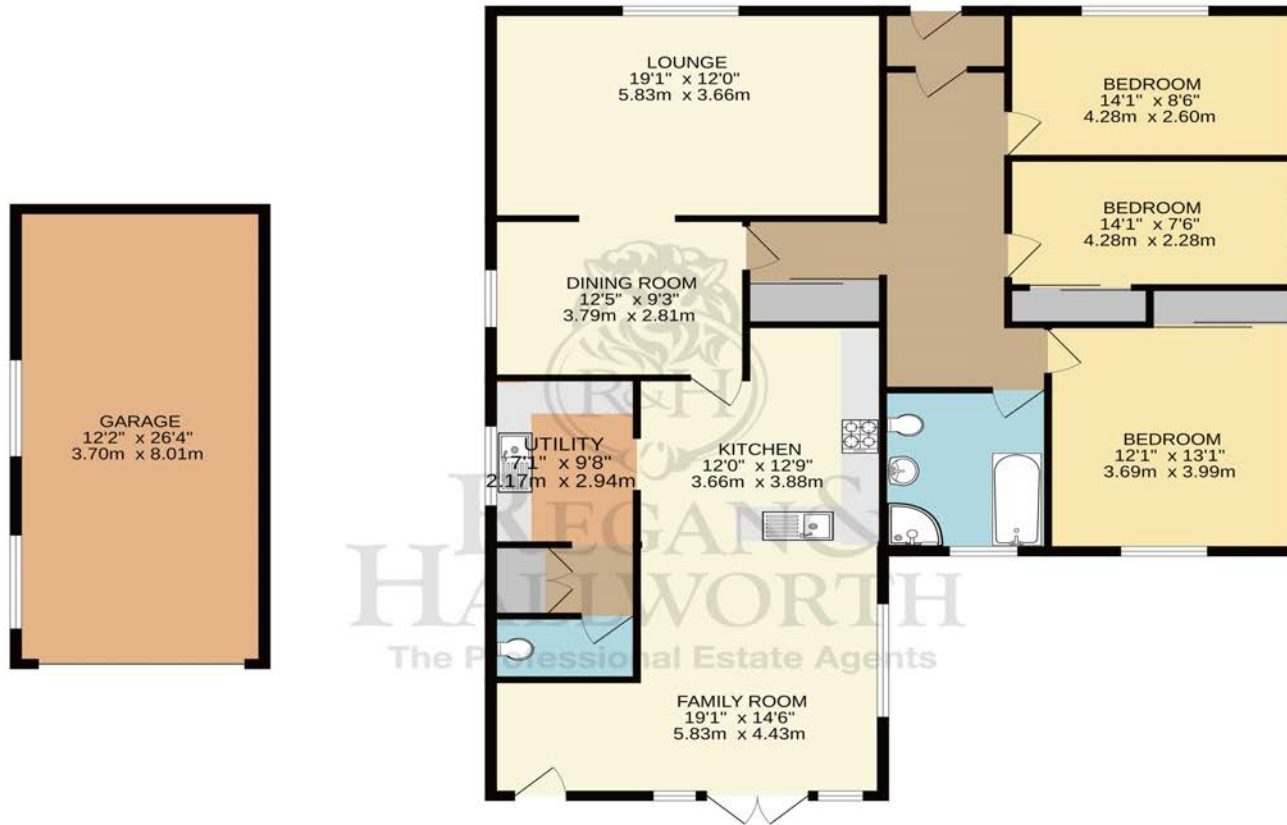


- Extended 3 bed detached bungalow
- Lounge & Dining room
- Lovely south facing mature plot
- Countryside views to front & rear
- Stylish open plan kitchen
- Separate utility room & WC
- Extensive parking & large garage
- 1816 SQ.FT. / Freehold

Nestled away on the exclusive Plough Lane, this detached true bungalow sits on a spacious mature plot in a serene location providing far-reaching views over open countryside. Yet, it's just a short 10-minute drive to the bustling centres of Burscough and Parbold. The current owners have extended and enhanced the property significantly. Notably, they've added a vaulted ceiling extension to the kitchen at the rear, creating a bright and spacious open-plan design that aligns perfectly with today's buyer preferences. Meticulously presented throughout, early viewings are recommended to fully appreciate the property's offerings. Heating is provided by gas central heating, and the double glazing (with triple glazing in the extension) ensures energy efficiency. The property also benefits from cavity wall insulation. Spanning over 1800 square feet, including the garage, the layout features an entrance porch and a welcoming hallway with a cloak cupboard. The lounge with a multi fuel log burner opens into a full-sized dining room, which provides access to the delightful kitchen and family room overlooking the south-facing rear garden. Three bedrooms (two with fitted robes) and a modern 4-piece bathroom complete this well-appointed home, featuring a free-standing bath, separate shower, WC, and cleverly integrated storage with a vanity wash hand basin. The bungalow boasts a generous footprint, with all its accommodation conveniently situated on a single floor making it an ideal choice for buyers seeking a spacious bungalow. Furthermore, there's potential for further expansion or even adding another floor (subject to planning permissions). Externally, this property offers a gravel and paved driveway ensures safe and secure parking, leading to a spacious detached garage. At the front, you'll find a charming garden, laid to lawn, with neatly trimmed hedge borders. Meanwhile, the south-facing rear garden is a delightful retreat. Abundantly stocked with greenery, it features an expansive paved patio—perfect for outdoor gatherings and relaxation. The established planting adds to the garden's allure. Both gardens benefit from unobstructed views of the picturesque countryside.





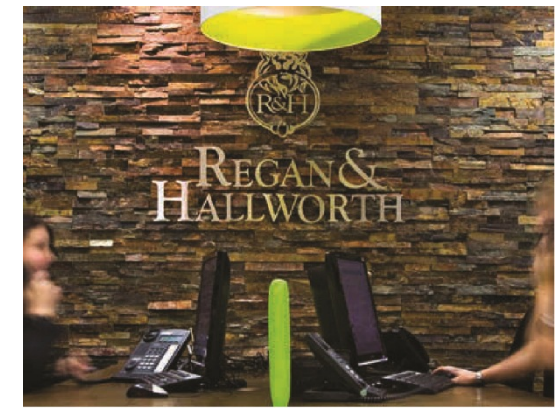


TOTAL FLOOR AREA : 1816 sq.ft. (168.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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