



Meadow Nook Drive, Lathom, WN8 8AA

£270,000

STUNNING FAMILY HOME!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated in Lathom!



19 Meadow Nook Drive, Lathom, WN8 8AA

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom detached house, situated in Lathom. Benefiting from spacious living accommodation set over 2 floors, private landscaped rear garden and large corner plot position.

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, utility room and WC/cloaks. To the first floor 3 bedrooms, en-suite shower room and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

FREEHOLD

Service charge - £110pa

Council tax band - D

GROUND FLOOR

Lounge 9'10" x 18'4" (3.00m x 5.61m)

Carpet flooring with dual aspect windows to the front and side of the property with curtains

Kitchen/diner 9'7" x 18'4" (2.93m x 5.61m)

High quality wood effect laminate flooring with patio doors leading to the rear garden, spotlighting, curtains and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, fridge-freezer and dishwasher

Utility room 4'2" x 6'4" (1.29m x 1.95m)

High quality wood effect laminate flooring with plumbing for washing machine, sink and large storage cupboard

WC/cloaks

High quality wood effect laminate flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 13'3" x 9'8" (4.05m x 2.96m)

Carpet flooring with window to the side elevation, fitted wardrobes, curtains and blind

En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail, spotlighting and blind

Bedroom 10'7" x 9'10" (3.25m x 3.02m)

Carpet flooring with window to the front elevation and curtains

Bedroom 9'10" x 7'5" (3.02m x 2.27m)

Carpet flooring with window to the side elevation, curtains and blind

Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, spotlighting, heated towel rail and partially tiled decor

EXTERNAL

Enviably corner plot position with private driveway to the rear of the property, capable of accommodating 2 large vehicles. Lovely landscaped rear garden with laid to lawn and patio area, enclosed by brick boundary wall and panel fencing.





