

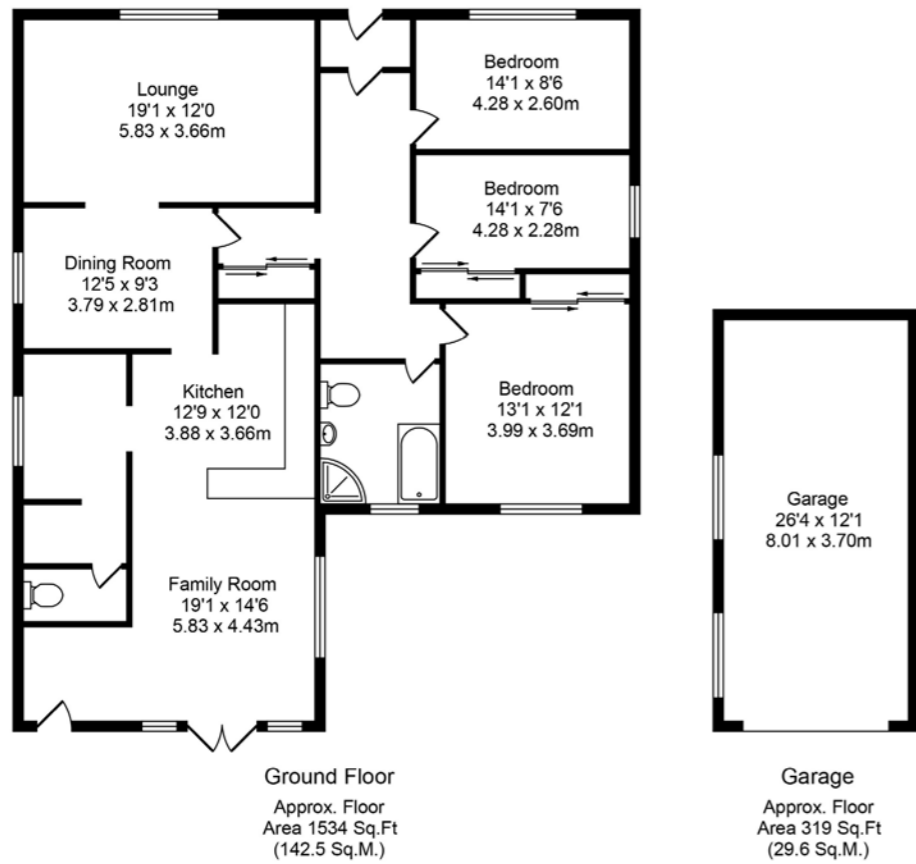


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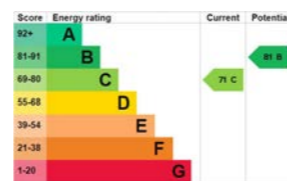
Total Approx. Floor Area 1853 Sq.ft. (172.1 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: F

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are delighted to offer this prestigious three-bedroom extended detached true bungalow for sale, residing attractively along the coveted Plough Lane in Lathom, West Lancs.

Ideally positioned within this semi-rural setting, 'Belgrave' promises much and delivers more. This stunning property is not only a testament to luxury living but also benefits from an array of local amenities, including excellent schools, shops, and recreational facilities, making it an ideal family home.

Lathom is renowned for its serene countryside charm, offering residents a peaceful retreat away from the hustle and bustle of city life. Despite its tranquil setting, the area boasts excellent transport links, with easy access to major roads and nearby train stations providing regular services to Liverpool, Manchester, and other key destinations. This ensures that commuting and travel are both convenient and efficient for residents of Plough Lane.

The exterior of this impressive bungalow is equally inviting and functional. Approached via a generous driveway, the property provides an abundance of off-road parking. The well-tended gardens at both the front and rear of the property add to its overall appeal. The front of the property enjoys a manicured lawn and an attractive façade, while the rear garden is south facing and offers a beautifully landscaped and private retreat, ideal for outdoor activities and relaxation.

The free-flowing floor plan of 'Belgrave' boasts a high level of interior decor and a superior fit and finish throughout. The left side of the property features three spacious double bedrooms, each offering a pleasant outlook over the surrounding area. Centrally located is a well-appointed family bathroom. The right side of the property comprises two dedicated living rooms and an extensive open-plan dining kitchen and adjoining family room. This premium kitchen is equipped with an array of wall, base, and tower units, integrated appliances, and high-end work surfaces and breakfast bar. An adjoining utility room adds to the functionality of this premium space. The large living area is flooded with natural light via patio doors and dual-aspect windows. Additional ground floor amenities include an extra WC and a large, detached garage. There is also potential to convert the large loft area, subject to the necessary planning permissions.

Externally, the beautifully landscaped gardens provide an established and professionally designed backdrop, featuring a large, turfed lawn bordered by an assortment of established trees, plants, and shrubs. A generous patio terrace offers the perfect location for outdoor gatherings and entertainment. Extending to over 1,800 square feet and boasting all the modern conveniences set against a stunning uninterrupted countryside backdrop, an internal inspection of this countryside bungalow is highly advised to fully appreciate the magnificent semi-rural lifestyle that awaits within.





KEY FEATURES

Detached True Bungalow

Three Bedrooms

Circa 1853 Square Feet

Open Plan Dining Kitchen and Family Room

Beautifully Landscaped Gardens

Detached Garage

Abundance of Off-Road Parking

Tranquil Semi-Rural Setting







