



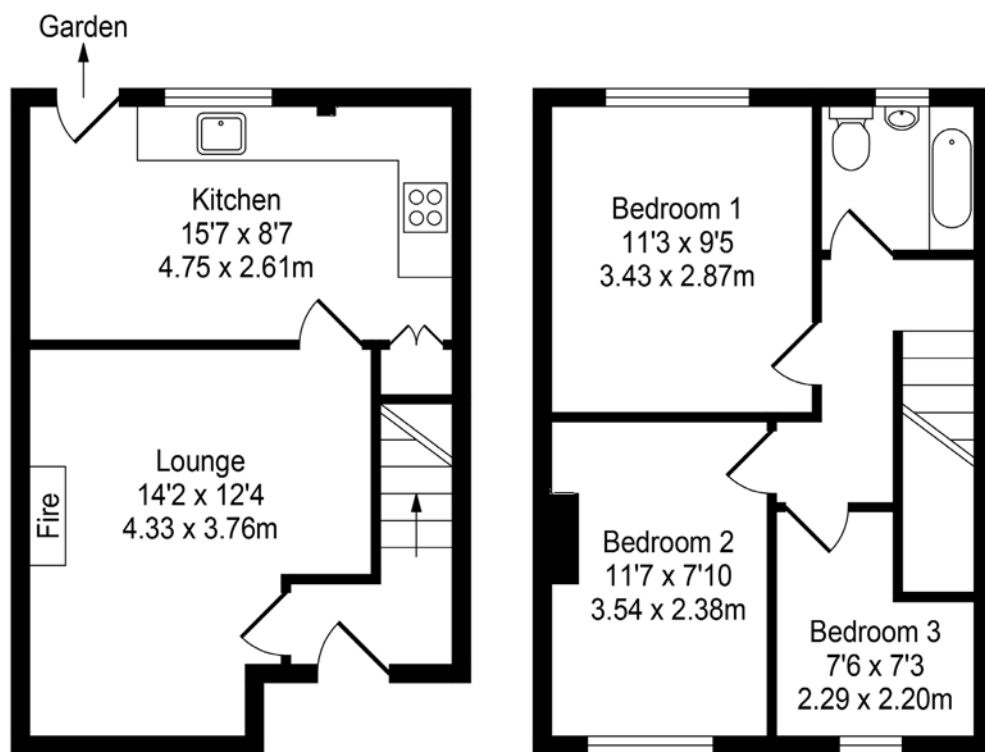
Ormskirk: 01695 570102  
Southport: 01704 778668  
arnoldandphillips.com

Parbold: 01257 442789  
Chorley: 01257 241173

ARNOLD & PHILLIPS  
ESTATE AGENTS

## Total Approx. Floor Area 671 Sq.ft. (62.31 Sq.M.)

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



Approx. Floor  
Area 334 Sq.Ft  
(31.06 Sq.M.)

Approx. Floor  
Area 336 Sq.Ft  
(31.25 Sq.M.)



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

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](http://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.



THE LUXURY PROPERTY SPECIALISTS

Blaguegate Lane, Lathom

A&P



We are excited to offer this well-presented three-bedroom terraced property for sale, located in a great area. This charming home is perfect for first-time buyers, Families or investors looking for a property with plenty of character and appeal. Set in a vibrant and family-friendly neighbourhood, the property boasts easy access to excellent local amenities, including well-regarded schools, local shops, and parks. With everything you need just a short walk away, this home offers a wonderful combination of comfort, convenience, and community.

From the moment you arrive, the property presents a welcoming and attractive exterior. The well-maintained front garden sets the tone, with a pathway leading to the front door. The exterior of the property has been tastefully finished, blending traditional charm with modern touches. The terraced design enhances its appeal, and the frontage is complemented by well-kept surroundings, adding to the overall sense of pride within the neighbourhood.

As you enter the property, you'll be greeted by a bright and spacious ground floor. The open living room is bright and airy thanks to the large windows flooding the space with natural light. The kitchen is generously sized and comes fully equipped with integrated appliances, ample storage, and a stylish finish. A cloakroom/WC is conveniently located on the ground floor, adding a practical touch for everyday living.

Upstairs, you'll find three generously sized bedrooms, each offering a light and airy feel. The master bedroom provides plenty of space, while the additional bedrooms are perfect for a growing family or guests. A contemporary family bathroom completes this level, providing a bath and shower combination, offering both comfort and practicality.

The property boasts a fantastic rear garden, perfect for entertaining or simply enjoying the outdoors. Whether you're hosting a BBQ, relaxing on the patio, or letting the children play, the space offers great versatility. The well-maintained garden offers plenty of privacy, and there is potential for further landscaping if desired. Additionally, there is a storage outbuilding that could be used for gardening tools or as a workshop space.

This delightful terraced property is a fantastic opportunity for those looking to settle into a welcoming home. Its convenient location, modern features, and the overall warmth of the property make it a highly desirable purchase. Don't miss out on the chance to make this house your home, where comfort, community, and convenience await.





