



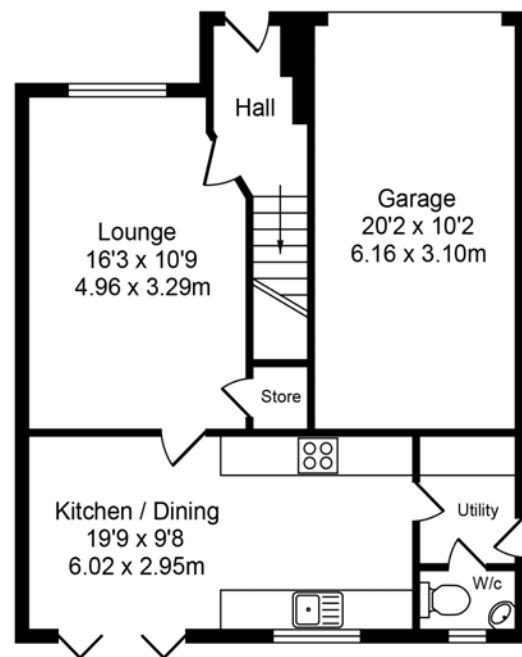
Ormskirk: 01695 570102  
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 Parbold: 01257 442789

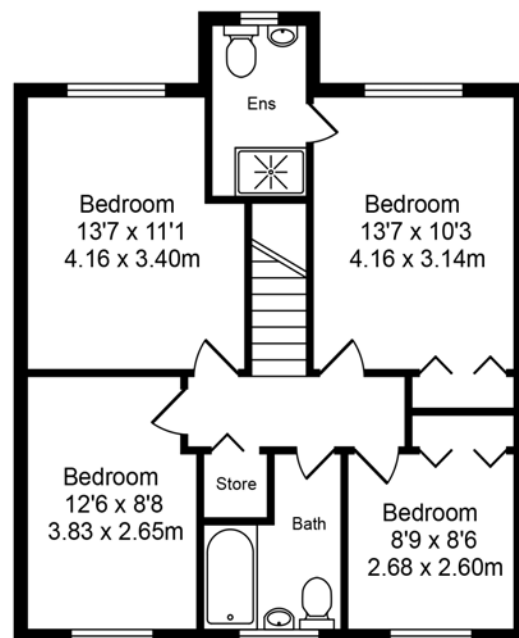
## Merdale Way, Lathom

Total Approx. Floor Area 1401 Sq.ft. (130.2 Sq.M.)

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



**Ground Floor**  
 Approx. Floor Area 720 Sq.Ft (66.9 Sq.M.)



**First Floor**  
 Approx. Floor Area 681 Sq.Ft (63.3 Sq.M.)



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

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.





Arnold and Phillips are delighted to present this beautifully appointed four-bedroom detached home, offering a turn-key opportunity for those seeking modern, stylish living in a well-connected and family-friendly location. Fully modernised and meticulously maintained, this property blends contemporary design with everyday practicality, making it an ideal choice for those who value both comfort and convenience.

Set back from the road, the home's attractive frontage immediately makes an impression, with a well-maintained driveway providing ample parking. The entrance is welcoming, with a thoughtfully designed hallway that sets the tone for the rest of the home - bright, well-finished, and effortlessly inviting. From the moment you step inside, there's a clear sense of space and flow, with high-quality flooring and neutral décor that offers a fresh yet warm backdrop, ready for a new owner's personal touch.

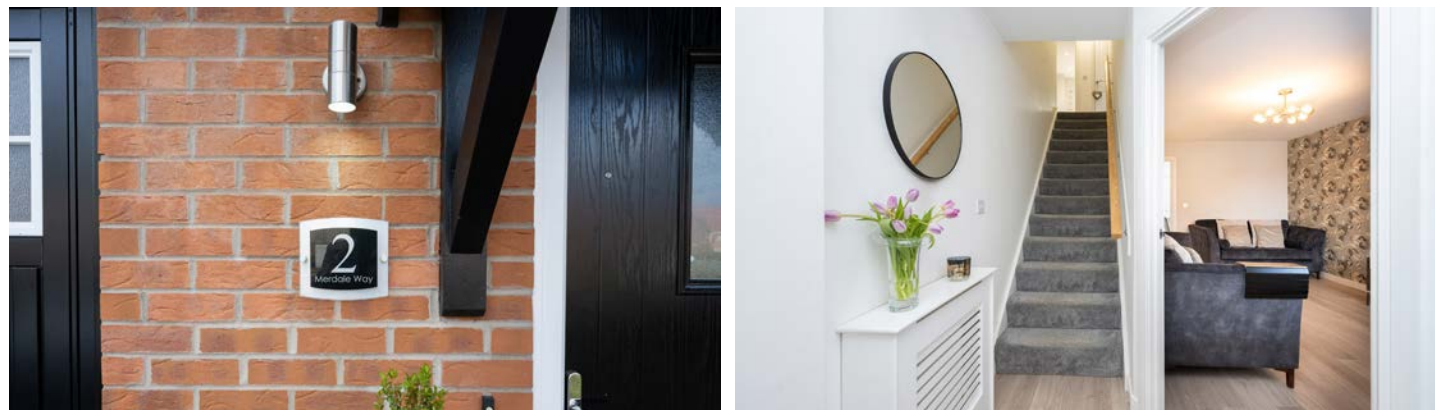
The ground floor has been designed with family living in mind, with a spacious and well-proportioned lounge that provides a comfortable setting for relaxation. Large windows allow for a pleasant level of natural light, without feeling overly exposed, ensuring a private yet airy atmosphere. The heart of the home is undoubtedly the open-plan kitchen and dining area - a fantastic space that has been fully updated with sleek cabinetry, integrated appliances, and stylish worktops. There's plenty of room for a generous dining table, making it the perfect spot for both everyday meals and entertaining. French doors extend the living space outdoors, making it easy to enjoy the well-kept garden. A separate utility room adds further practicality, keeping household tasks neatly tucked away, and a conveniently placed downstairs WC completes the ground floor.

Upstairs, four well-sized bedrooms offer comfortable living arrangements for families or those needing extra space for home working. The principal bedroom is a standout, featuring generous proportions and a modern en-suite, creating a private retreat away from the rest of the household. The remaining three bedrooms are equally well-presented, ideal for children, guests, or a dedicated office space. The family bathroom has also been modernised to a high standard, with contemporary fittings and a clean, minimalist design that remains effortlessly stylish.

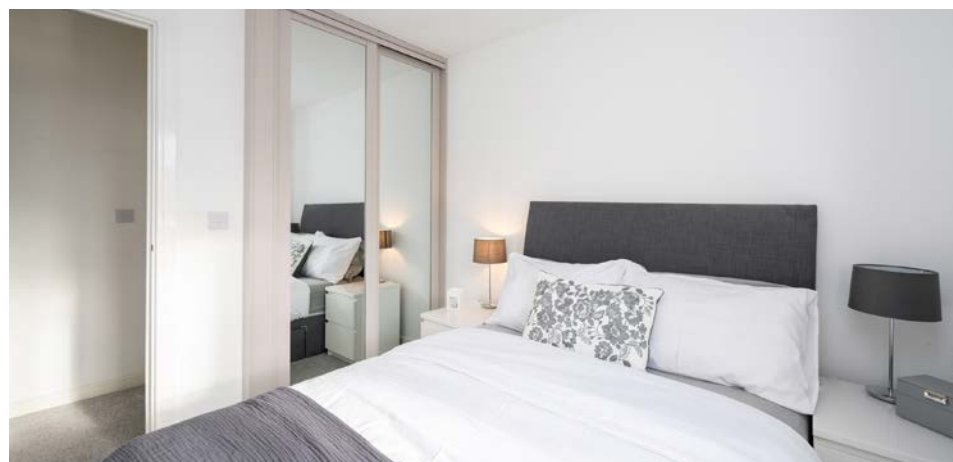
Outside, the South-facing rear garden is a real asset to the home. Whether enjoying a quiet morning coffee, setting up a play area for children, or hosting a summer gathering, this space is as functional as it is appealing. The well-maintained fencing ensures a good level of privacy, and there's ample opportunity for a new owner to put their own stamp on the landscaping if desired.

Situated in a sought-after residential area, this home benefits from excellent local amenities. Well-regarded schools are within easy reach, making it a great choice for families. Nearby shops, cafés, and supermarkets provide everything needed for day-to-day living, while convenient transport links ensure effortless access to surrounding towns and city centres. Parks and green spaces are also close by, offering a welcome escape for those who enjoy outdoor activities or simply want a peaceful place to unwind.

This is a home that truly ticks all the boxes - modern, stylish, and move-in ready, with all the practical elements that make day-to-day living both comfortable and convenient. If you're looking for a property that requires no updating, provides plenty of space, and sits in a location that supports a busy, family-oriented lifestyle, this is one not to be missed.







**KEY FEATURES**

Beautiful Detached Home

Four Bedrooms

Circa 1401 Square Feet

Stunning Open-Plan Kitchen and Dining Area

Good-Size South-Facing Rear Garden

Driveway Parking

Sought-After Location





