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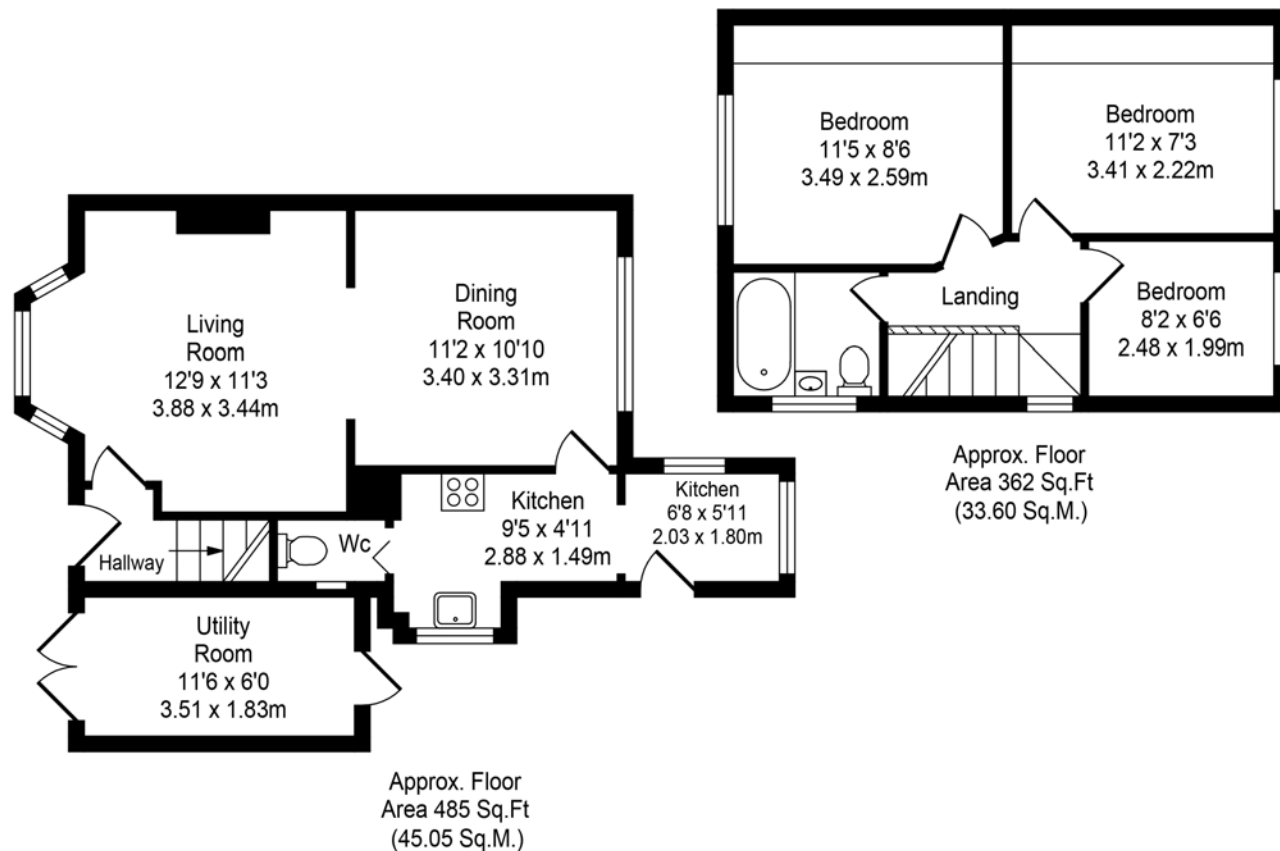
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ARNOLD & PHILLIPS
ESTATE AGENTS

Blaguegate Lane, Lathom

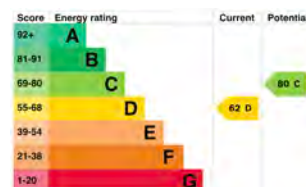
Total Approx. Floor Area 847 Sq.ft. (78.65 Sq.M.)

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: 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. 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

Arnold and Phillips are excited to offer this charming three-bedroom semi-detached home, ideally suited to families or first-time buyers looking for space, functionality, and modern living in a well-established area. This extended property has been thoughtfully designed to accommodate a range of lifestyles, with a focus on practicality and style. Perfectly blending traditional features with contemporary upgrades, this home offers a welcoming environment and the potential for future growth.

Approaching the property, you'll notice its well-maintained frontage, providing an inviting first impression. The driveway offers ample off-road parking, with space for two vehicles, and the well-kept garden adds to the home's curb appeal. A neat lawn stretches out in front, with some well-positioned shrubs providing a touch of greenery to frame the entrance.

Stepping inside, you are welcomed into a bright hallway that sets the tone for the rest of the property. The living room, to the front of the house, has been designed to offer a cosy yet spacious retreat. With a large window that allows for a reasonable amount of natural light to filter through, the room feels open and airy. It's an ideal space for family gatherings or quiet evenings in. The room has ample space for a range of furniture arrangements, whether you want to make it a relaxing sitting area or a more social setting for entertaining.

Beyond the living room, is the extended kitchen. The additional space creates a perfect balance of room to cook and room to entertain. The kitchen is well-equipped, offering plenty of units, a solid worktop and space for integrated appliances. The layout is functional, with a natural flow that makes it easy to move between the kitchen and adjacent dining area. The utility room is an added bonus, providing extra space for laundry, storage, or even a second fridge or freezer, keeping the kitchen area clutter-free.

Upstairs, the property continues to impress with three generously-sized bedrooms. Each room has its own character, making it easy to envision how they could be adapted to suit your needs. The master bedroom is especially spacious, offering ample room for a double bed and additional furniture. The second bedroom, ideal for children, guests, or a home office, benefits from a comfortable layout and plenty of storage potential. The third bedroom, although slightly smaller, offers a practical space that could easily function as a nursery, study, or a cosy guest room.

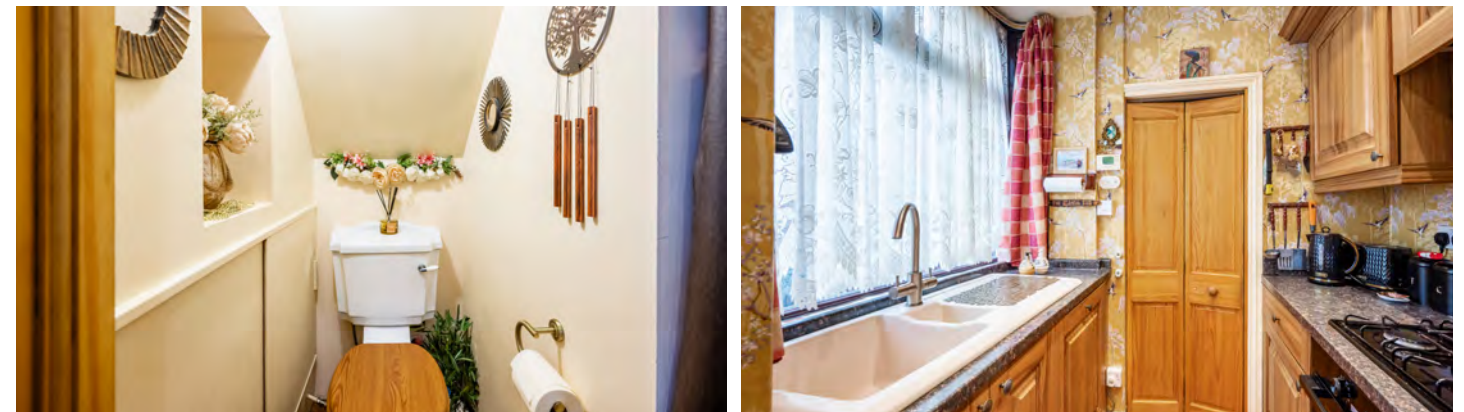
The family bathroom has been fitted with modern fixtures, providing a clean and practical space. The room is straightforward in design, with a bath, toilet and washbasin. The bathroom layout ensures that it functions well for everyday use while maintaining a sense of simplicity.

Stepping outside, the rear garden is a fantastic feature of the property, offering a private space to enjoy the outdoors. It's a well-maintained garden with a mix of lawn and patio, ideal for those who enjoy spending time outside. The patio area is perfect for outdoor dining, whether you're enjoying a morning coffee or hosting a summer BBQ. The garden has the potential for a range of uses, whether you'd like to create a more enclosed family area, a play space for children, or simply a tranquil retreat where you can unwind after a busy day.

This home is situated in a sought-after location, with excellent amenities within easy reach. Local shops, schools, and parks are just a short walk or drive away, making it an ideal spot for families. Public transport links are also nearby, with bus routes and train stations offering easy access to the city centre and surrounding areas. For those who enjoy outdoor activities, there are several green spaces in the area, perfect for leisurely walks or family outings. The local area offers a true sense of community, with friendly neighbours and a range of local services to meet your day-to-day needs.

With its thoughtful extension, ample living space, and prime location, this property presents an ideal opportunity for those looking to settle into a family-friendly home. Whether you're a first-time buyer looking to make your mark or a family seeking more space, this property offers something for everyone. We invite you to view this home in person to fully appreciate all that it has to offer.





KEY FEATURES

Charming Semi-Detached Home

Three Bedrooms

Circa 847 Square Feet

Well-Equipped Fitted Kitchen

Good-Size Private Rear Garden

Driveway Parking

Sought-After Location



