



Merdale Way, Lathom

Skelmersdale

Guide Price £320,000

# 45 Merdale Way

Lathom, Skelmersdale

Modern three-bed detached in Lathom with open-plan kitchen, en-suite, landscaped garden, garage, driveway, plantation shutters and excellent storage. Immaculate throughout. Viewing recommended. Council Tax band: C

Tenure: Freehold

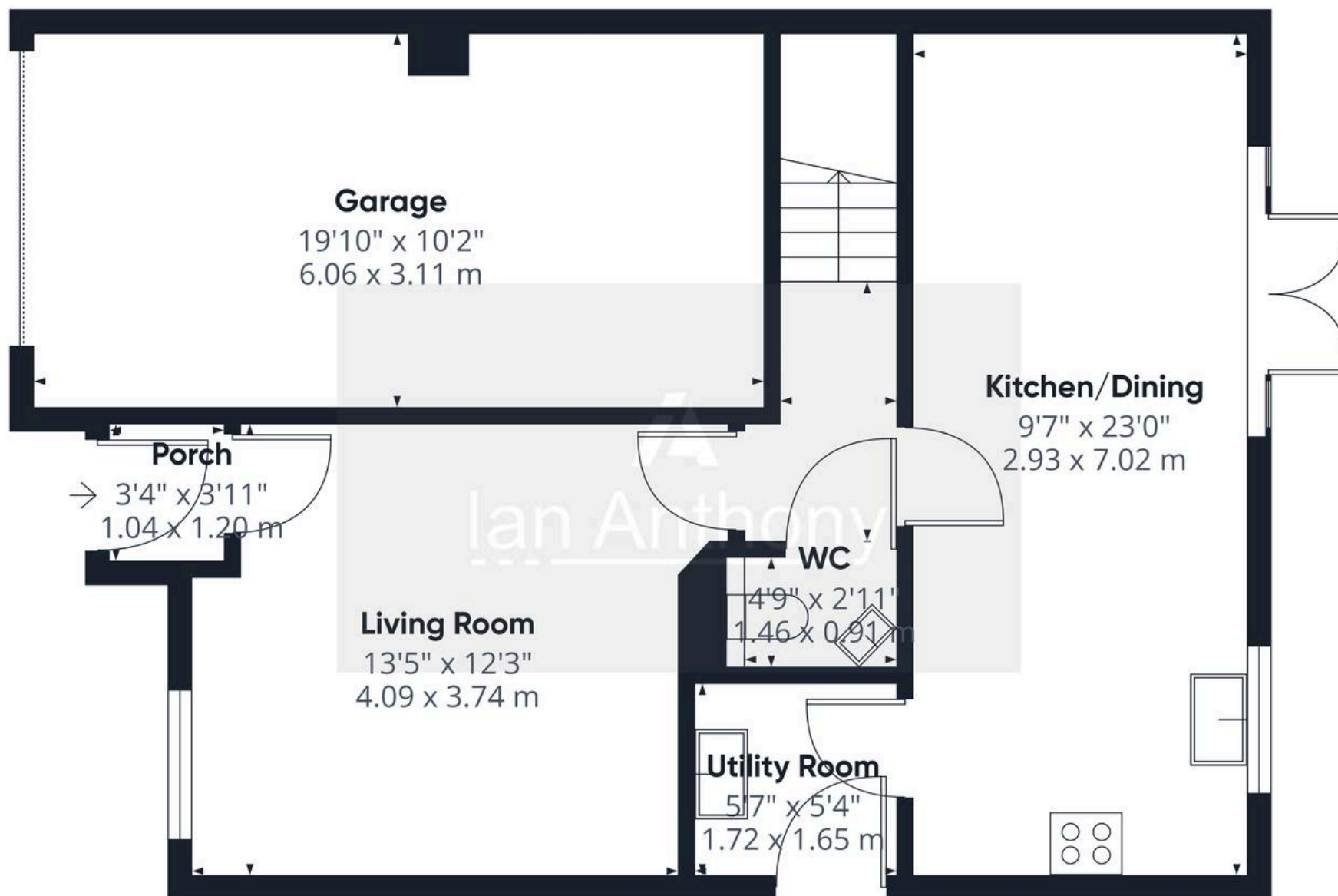
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Beautifully presented detached home
- Highly desirable position in Lathom
- Three generous double bedrooms
- Principal bedroom with fitted wardrobes and en-suite
- Stylish open-plan kitchen
- Private, beautifully landscaped rear garden







Approximate total area<sup>(1)</sup>

702 ft<sup>2</sup>

65.2 m<sup>2</sup>

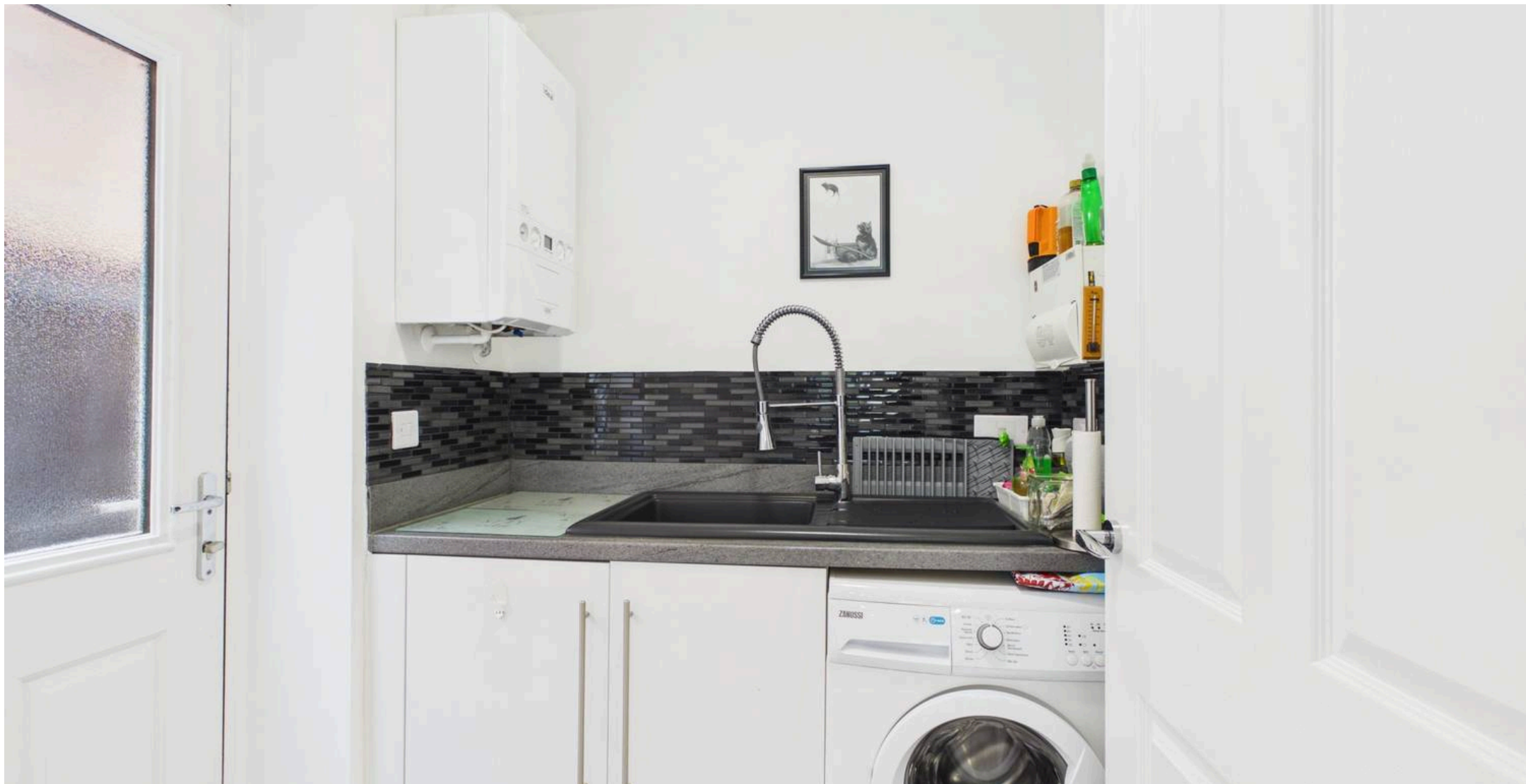
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor



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