

FOR SALE

170, Blaguegate Lane, Lathom, WN8 8TY



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Spacious Five-Bedroom Family Home in a Sought-After Semi-Rural Setting



- Individually built, double-fronted family home
- 1/4 acre of formal gardens
- South-facing garden with rural outlook
- Ample parking, carport and brick-built garage
- 5 generous bedrooms & 4 bathrooms
- 3 reception rooms & stylish kitchen diner
- Ground floor bedroom & ensuite
- 2582 SQ.FT. / Freehold

This individually built, double-fronted family home offers an impressive combination of generous living space, stylish interiors and a wonderful countryside outlook. Ideally positioned for accessing major motorway networks and a wide range of local amenities, including the highly regarded market town of Ormskirk, it provides the perfect balance between peaceful surroundings and everyday convenience. Occupying a generous south-facing plot along the well-regarded Blaguegate Lane, the property extends to an impressive 2,582 sq ft and offers beautifully proportioned accommodation arranged over two floors. With five generous bedrooms, four modern bathrooms and a versatile layout that caters for modern family life, this is a home with plenty of room to grow, entertain and enjoy. The approach is equally impressive, with a large front driveway providing ample off-road parking, complemented by a carport and a substantial brick-built garage. The property's individual design and double-fronted appearance give it real presence, while the generous plot and rural outlook add to its appeal.

Inside, the décor is modern and stylish, with spacious reception rooms offering flexibility for family life and entertaining. The welcoming entrance hallway leads to a useful cloakroom/WC and a bay-fronted lounge, providing an attractive space to relax. A stunning family room offers further generous living space, while the sleek, stylish fitted kitchen diner provides a practical and contemporary setting for everyday cooking and dining with a separate utility room helping to keep household tasks neatly organised. A particularly valuable addition is a separate dining/sitting room which is ideal for more formal occasions or family gatherings and leads to the ground-floor bedroom with its own en-suite bathroom. Created to provide greater flexibility, this arrangement is ideal for multi-generational households, accommodating a dependent relative or providing convenient ground-floor living for anyone with mobility requirements. Upstairs, four further double bedrooms provide excellent accommodation for family members and guests. Two bedrooms benefit from their own luxurious en-suite bathrooms, while the impressive principal bedroom suite also incorporates a dedicated dressing area, creating a comfortable and private retreat. A further full-sized family bathroom, complete with a bath and separate shower enclosure, serves the remaining accommodation.

Outside, the generous south-facing rear garden is undoubtedly one of the property's standout features. Offering a lovely sunny aspect, a pleasant degree of privacy and a delightful rural outlook, it provides an excellent setting for outdoor dining, summer entertaining or simply relaxing while enjoying the surrounding countryside. The size of the plot gives the property a wonderful sense of space that is increasingly difficult to find.

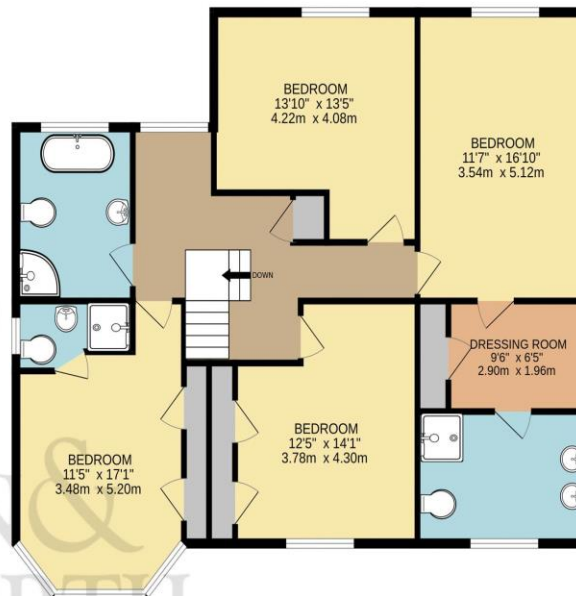




GROUND FLOOR
1443 sq.ft. (134.1 sq.m.) approx.



1ST FLOOR
1138 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA : 2582 sq.ft. (239.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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