226 Blaguegate Lane, Lathom, Skelmersdale, WN8 8TX

Offers in excess of £190,000

PROPERTY PERSPECTIVE

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Set along the ever-popular Blaguegate Lane in Lathom, this property enjoys a semi-rural setting surrounded by open countryside while remaining conveniently placed for everyday amenities. Lathom is steeped in history, once home to the impressive Lathom House, and today offers a peaceful village feel with easy access to nearby towns including Ormskirk and Skelmersdale for a wider selection of shops, supermarkets and schools. Commuters benefit from excellent road links via the M58 and M6 motorway networks, while nearby train stations provide connections towards Liverpool and Manchester. The surrounding countryside and green spaces offer plenty of opportunity for walking, cycling and enjoying the outdoors right on your doorstep.

The property itself is a beautifully presented and fully updated two-bedroom terraced home, offering stylish and contemporary living throughout. The ground floor is arranged as an open-plan space combining lounge and kitchen areas, creating a bright and sociable layout ideal for modern living. The kitchen is particularly impressive, featuring a sleek design with a central island and rear door providing direct access to the garden. To the first floor are two generous double bedrooms and a modern three-piece bathroom suite complete with over-bath shower. Externally, the rear garden is laid to patio and lawn and enjoys pleasant views over adjacent green space, while to the front the property boasts a large garden area and a driveway providing off-road parking for multiple vehicles.

Front
Large front gardens and parking for multiple vehicles.

GROUND FLOOR

Lounge Area 14'7" x 12'4" (4.45m x 3.76m)
Window to front, laminate flooring, radiator, fireplace, painted walls.

Kitchen Area 15'5" x 8'6" (4.72m x 2.6m)
Wall mounted and base units, integrated fridge/freezer, washing machine, oven, rustic electric hob, extractor, laminate flooring, window to rear, door to garden, under stairs storage, painted walls.

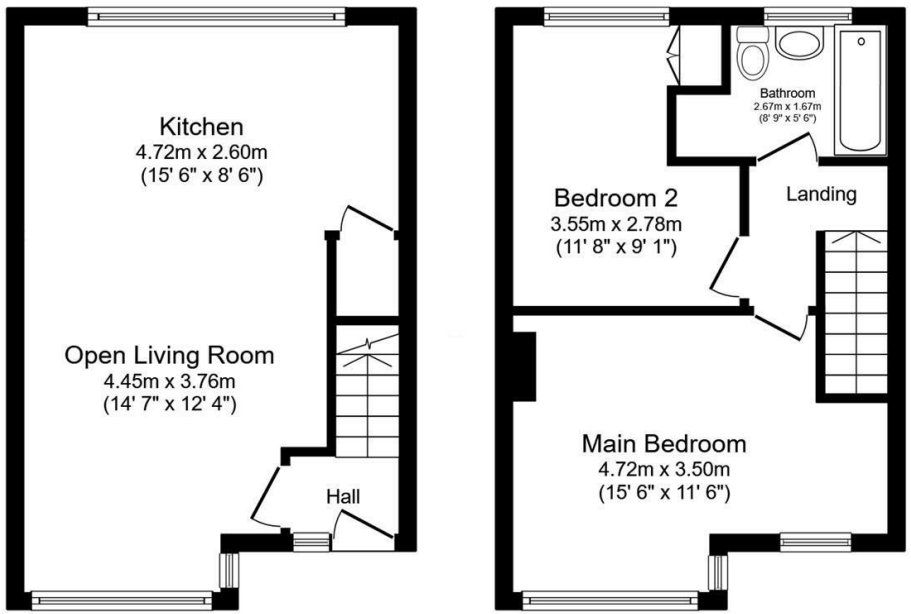
FIRST FLOOR

Bedroom 15'5" x 11'5" (4.72m x 3.5m)
Front facing, laminate flooring, fireplace feature, radiator, two windows to front, painted and wood panel walls.

Bedroom 11'7" x 9'1" (3.55m x 2.78m)
Rear facing, laminate flooring, radiator, window to rear, painted walls.

Bathroom 8'9" x 5'5" (2.67m x 1.67m)
Three piece suite with over bath shower, laminate flooring, heated towel rail, tiled and painted walls.

Rear Garden
Patio and lawn with wood fenced borders.



Ground Floor
Floor area 32.1 sq.m. (346 sq.ft.)

First Floor
Floor area 48.1 sq.m. (518 sq.ft.)

Total floor area: 80.2 sq.m. (864 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io