

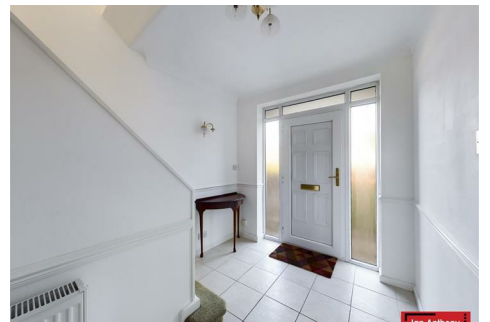
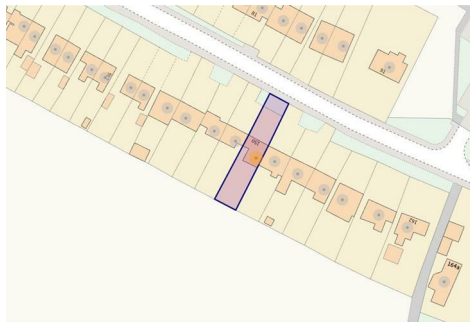
Ian Anthony

The Estate Agents



DO YOU HAVE A
PROPERTY LIKE THIS?
WHY NOT CALL IAN ANTHONY FOR A FREE VALUATION

01695 580888

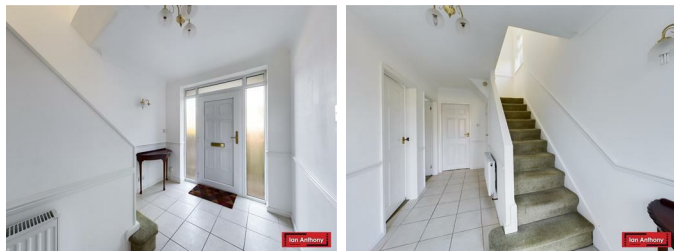


150 Blaguegate Lane, WN8 8TY

Offers In The Region Of £273,000

No Chain. This semi-detached family home is ideally located on Blaguegate Lane in Lathom. Set back from the road the property offers ample off-road parking space, an attached garage and a rear garden complimented by unhindered rural views. Internally the home has been re-painted throughout making for a fresh and open feel, ready for a prospective buyer to apply their own personal taste. In brief, the property comprises an entrance hall, dining room, living room and kitchen. On the first floor, there is are three bedrooms and a family bathroom. Early viewing is highly recommended, so please call Ian Anthony Estates on 01695 580 888 to arrange a viewing.

ENTRANCE HALL 13'8 x 11'1 (4.17m x 3.38m)



UPVC front door into the property with tile flooring through the entrance hall. Large store cupboard underneath the staircase with lighting.

DINING ROOM 11'11 x 11'4 (3.63m x 3.45m)



Window to the front aspect and an electric fireplace mounted against the wall.

LIVING ROOM 20'3 x 11'1 (6.17m x 3.38m)



Large living space with sliding doors into the rear garden. There is also a gas fireplace with a wooden surround.

KITCHEN 16'5 x 7'4 (5.00m x 2.24m)



Window to the rear aspect. Hosting a range of wall-mounted and base kitchen units with space and plumbing

for an under counter fridge/freezer, washer/dryer, oven. Boiler present amongst the kitchen units. Tile flooring, part-tiled walls and a UPVC door to the side aspect.

STAIRS AND LANDING 7'6 x 4'4 (2.29m x 1.32m)



¼ turn staircase to the first floor and a landing window to the side aspect. Loft access.

BEDROOM ONE 11'5 x 11'1 (3.48m x 3.38m)



Window to the rear aspect and mirrored door wardrobes.

BEDROOM TWO 11'4 x 11'11 (3.45m x 3.63m)



Window to the front aspect.

BEDROOM THREE 7'4 x 5'10 (2.24m x 1.78m)



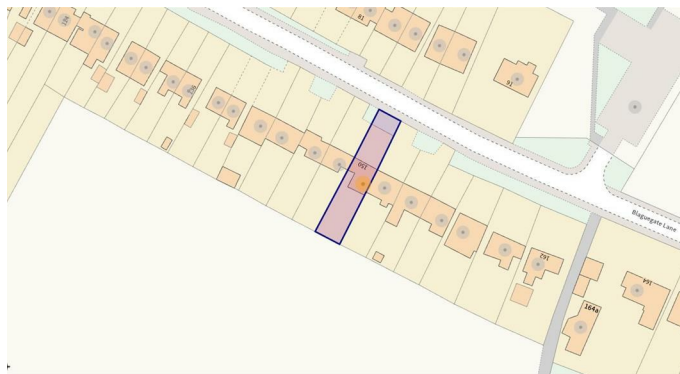
Window to the front aspect.

FAMILY BATHROOM 7'7 x 7'3 (2.31m x 2.21m)

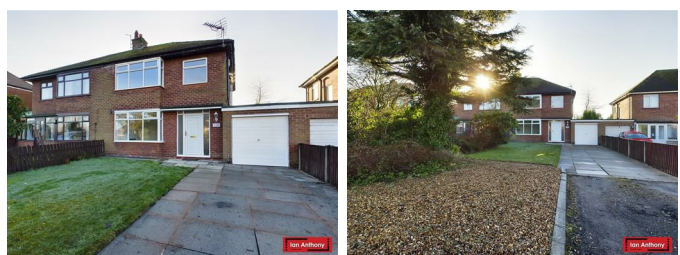


Window to the side aspect. The bathroom comprises of a bath with shower over, WC, pedestal hand wash basin, ladder radiator and an extractor fan. Part tiled walls.

OUTSIDE

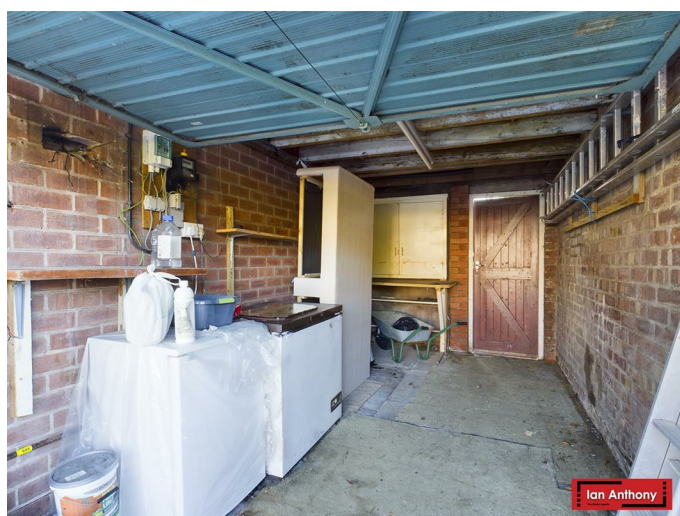


FRONT GARDEN



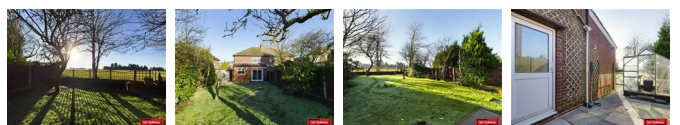
Large front garden space with grass lawn and fences on either side. Complimented by a gravel bed, established trees and concrete paved off-road parking.

GARAGE



Integrated garage with an up and over door, mains electricity, lighting and an additional door through to the rear garden.

REAR GARDEN



Generously sized rear garden with unhindered rural views. Fences on either side and established trees.

ADDITIONAL INFORMATION

The property has a gas central heating system and is double glazed throughout.

ENERGY PERFORMANCE RATING

The property's current energy rating is 68D. It has the potential to be 82B.

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band C.

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

TENURE

This property is Freehold.

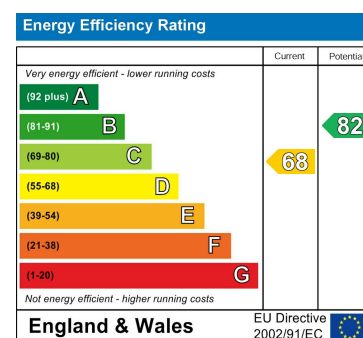
VIEWINGS

Viewing strictly by appointment through the Agents.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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