



## Brooklands Grove, Lathom, Ormskirk

**Offers Over £420,000**

Ben Rose Estate Agents are pleased to present to market this beautifully presented three bedroom detached family home, ideally positioned at the end of a quiet cul-de-sac in the sought-after rural village of Lathom, Lancashire. Offering a wonderful balance between countryside living and everyday convenience, the property enjoys open field views while remaining well connected to nearby towns such as Ormskirk, Burscough and Skelmersdale. Excellent transport links are close at hand, including easy access to the M58 and M6 motorways, local bus routes and nearby train stations providing connections to Liverpool, Preston and Manchester. A range of well-regarded schools, village amenities, scenic walking routes and popular attractions such as Lathom Park and the Leeds–Liverpool Canal further enhance the appeal for growing families.

Entering the home, a welcoming reception hall sets the tone, providing access to the majority of the ground floor rooms along with useful under-stair storage. To the front sits a separate dining room, filled with natural light from dual aspect windows, making it ideal for family meals and entertaining. The spacious lounge features a charming fireplace as a focal point and flows seamlessly into the conservatory at the rear, creating a bright and relaxing space that enjoys views over the garden. Completing the ground floor is the recently fitted modern kitchen/breakfast room, well equipped with a range of integrated appliances including a dishwasher, oven and fridge/freezer, along with a breakfast bar comfortably seating three. A convenient ground floor WC adds further practicality.

The first floor opens onto a bright and airy landing, leading to three well-proportioned bedrooms, two of which are generous doubles. The master bedroom benefits from fitted wardrobes and units, as well as a stylish three piece en-suite. Bedroom two also features fitted storage, making it ideal for family living. A modern three piece family bathroom completes this level, fitted with a corner bath and separate shower, serving the remaining bedrooms with ease.

Externally, the property continues to impress. To the front, a driveway provides parking for two vehicles, with additional space for a further two cars along the side of the home leading to the garage, complemented by a neatly maintained front garden. To the rear, a beautiful and spacious garden offers a fantastic outdoor setting, featuring two seating areas, a generous lawn and uninterrupted views over the surrounding fields.

This superb family home combines space, comfort and location, making it an excellent opportunity for those seeking a peaceful yet well-connected lifestyle in a desirable Lancashire village.













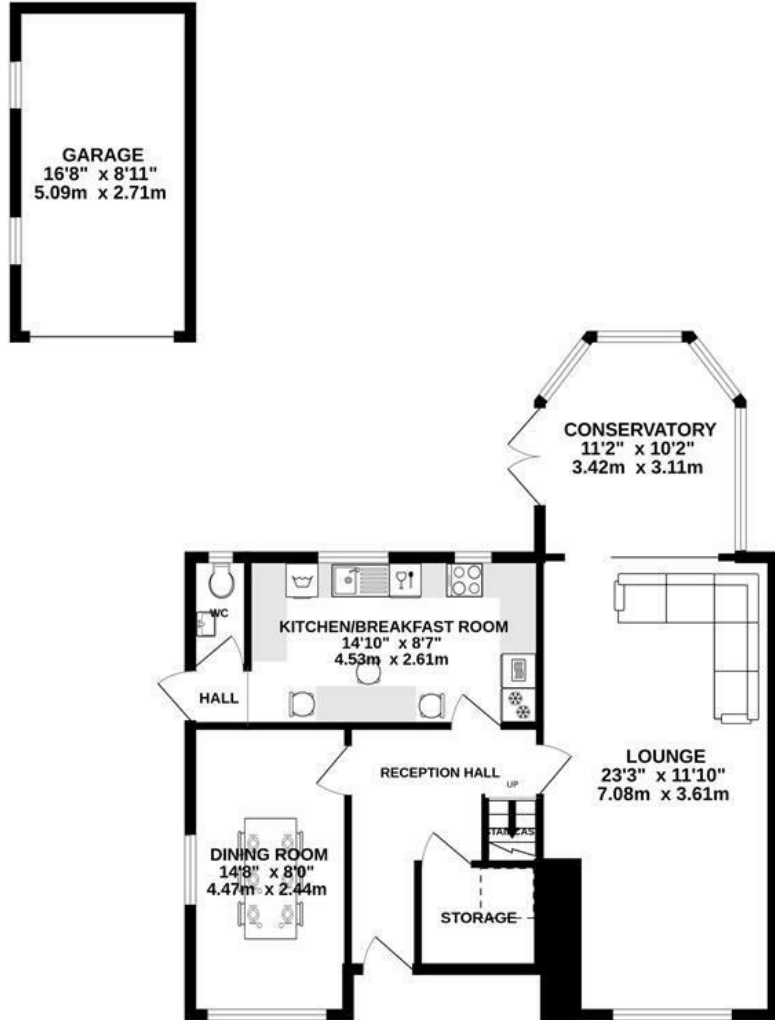




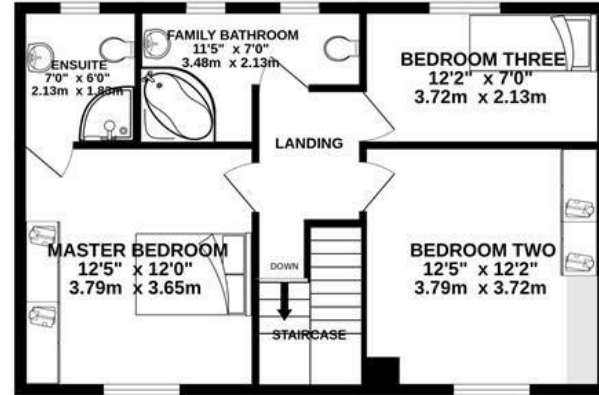




GROUND FLOOR  
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.

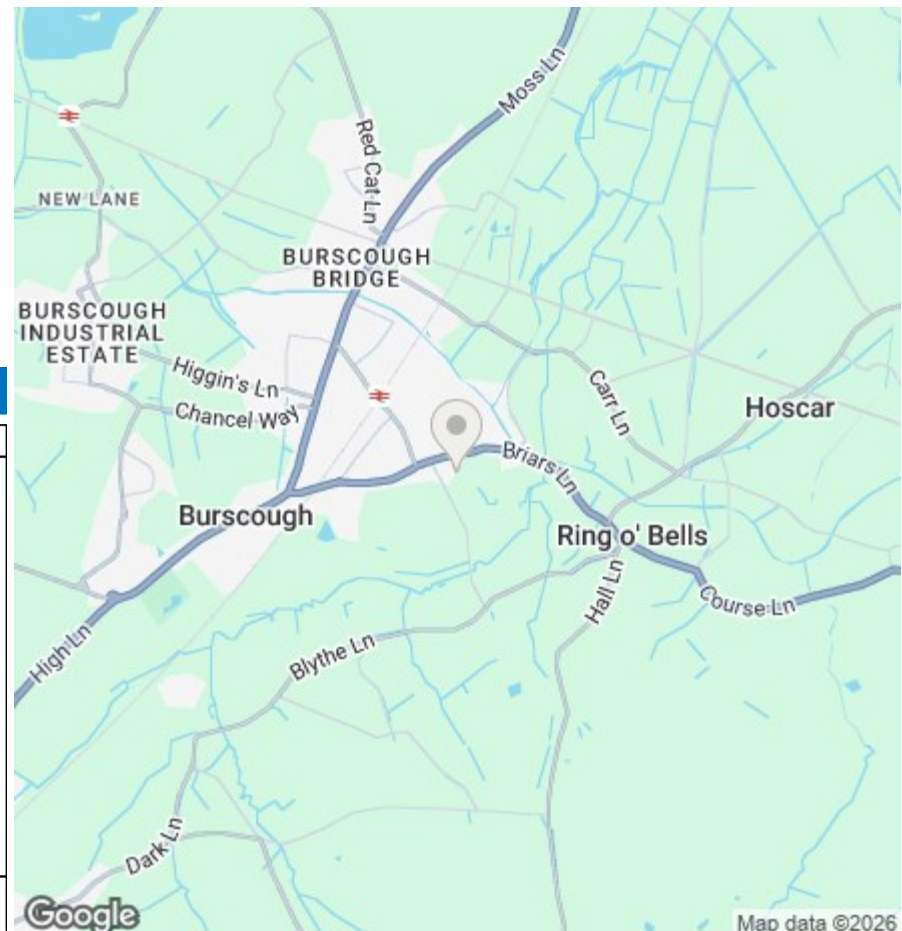


TOTAL FLOOR AREA: 1479 sq.ft. (137.4 sq.m.) approx.

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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	72
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	