



Ian Anthony

The Estate Agents

Firswood Road, Lathom, WN8 8UT

£338,950

🛏 4 🍳 2 🚗 2



- 4 bedrooms
- Open Plan Kitchen/Diner
- Luxury Fitted Kitchen with choice of finishes
- En-suite to Master Bedroom
- Bay window in lounge
- Choice of Porcelanosa tiles in bathroom/en-suite
- Single integral garage
- French doors to rear garden
- 10 year NHBC warranty & 2 year builders warranty

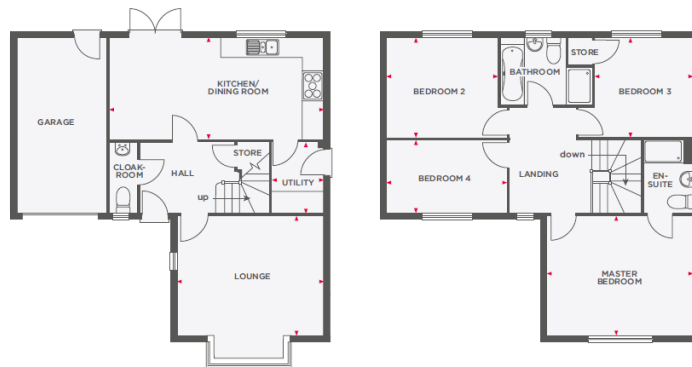


The Newton is a four bedroom home with an integral garage. Located on a sought after new build estate in the popular residential location of Lathom. The lounge can be found at the front of your home, with a large bay window. The open plan kitchen/dining room can be found at the rear. French doors lead to the garden, creating a light, bright and airy home all year round. The separate utility room is a brilliant addition to hide away the less glamorous parts of your home. Step upstairs and you'll be greeted by a large landing, which leads to the four bedrooms. The master bedroom comes with a private en suite shower room. The rest of the family have a bathroom with separate shower to use. One of the bedrooms could comfortably double up as a home office if you're looking to work from home. Or if you're looking to accommodate your growing family, you'll find plenty of space both upstairs and downstairs in The Newton.



THE NEWTON

4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE



Lounge	4285 x 3562 (max)	14'0" x 11'8" (max)
Kitchen/Dining Room	6604 x 2947	21'8" x 9'8"
Utility	1585 x 2088	5'2" x 6'10"

Master Bedroom	4285 x 3619	14'0" x 11'10"
Bedroom 2	3201 x 2955	10'6" x 9'8"
Bedroom 3	3005 x 2982	9'10" x 9'9"
Bedroom 4	3710 x 2138	12'2" x 7'0"

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.

5 Burscough Street, Ormskirk, Lancashire, L39 2EG

Tel: 01695 580888 Email: enquiries@iananthonyestates.co.uk <https://www.iananthonyestates.co.uk>