



**Ian Anthony**  
The Estate Agents

# Blaguegate Lane, Lathom, WN8 8TY

Guide Price £279,000

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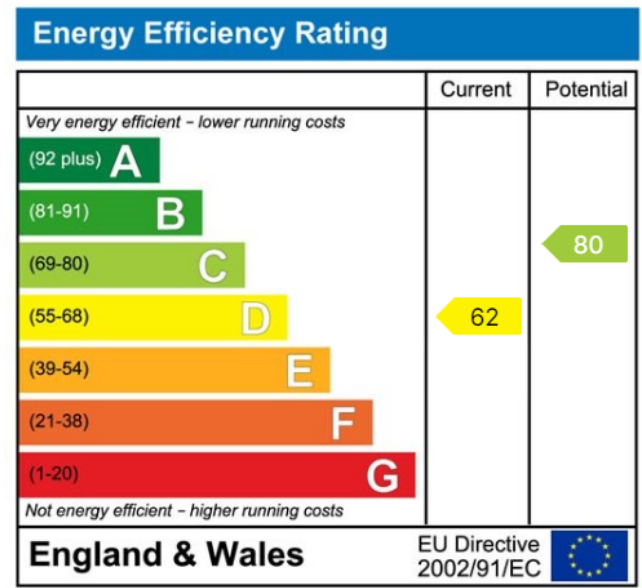
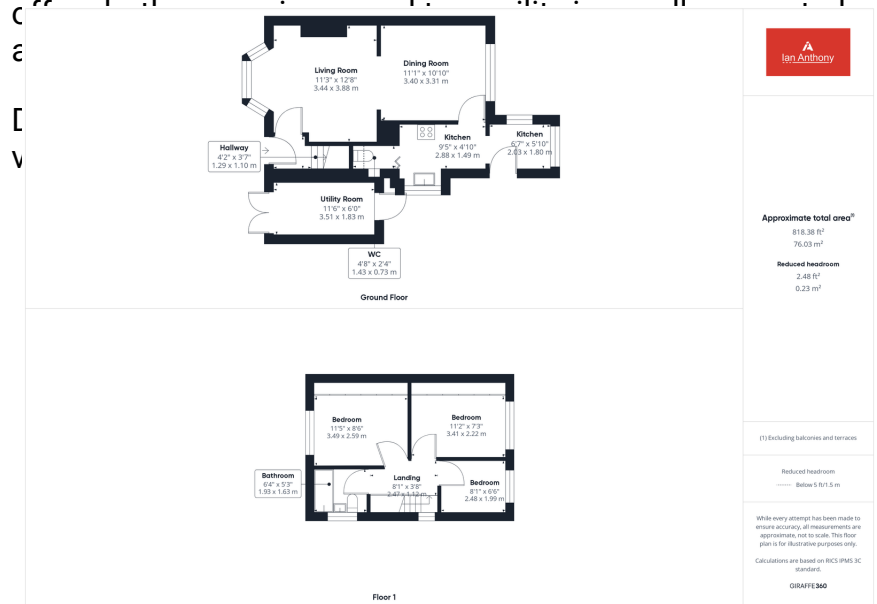
- SOUTH FACING GARDEN!
- SEMI DETACHED
- THREE BEDROOMS
- UTILITY
- DINING ROOM
- LIVING ROOM
- FAMILY BATHROOM
- OVERLOOKING FIELDS ON BACK



Located on Blaguegate Lane in Lathom, this charming three-bedroom semi-detached home offers comfortable family living in a desirable setting. The property benefits from a large, south-facing garden that provides an abundance of outdoor space and complete privacy, perfect for enjoying sunny days without being overlooked.

The ground floor features a welcoming living room and a separate dining room, ideal for family gatherings and entertaining. A convenient downstairs toilet and a utility room add to the practicality of the home. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

With its spacious layout and prime location, this property is perfect for families or those looking for extra room to grow. Situated close to local amenities, schools, and transport links, it



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