



**Ian Anthony**  
The Estate Agents

# Sutch Lane, Lathom, L40 4BU

Guide Price £325,000

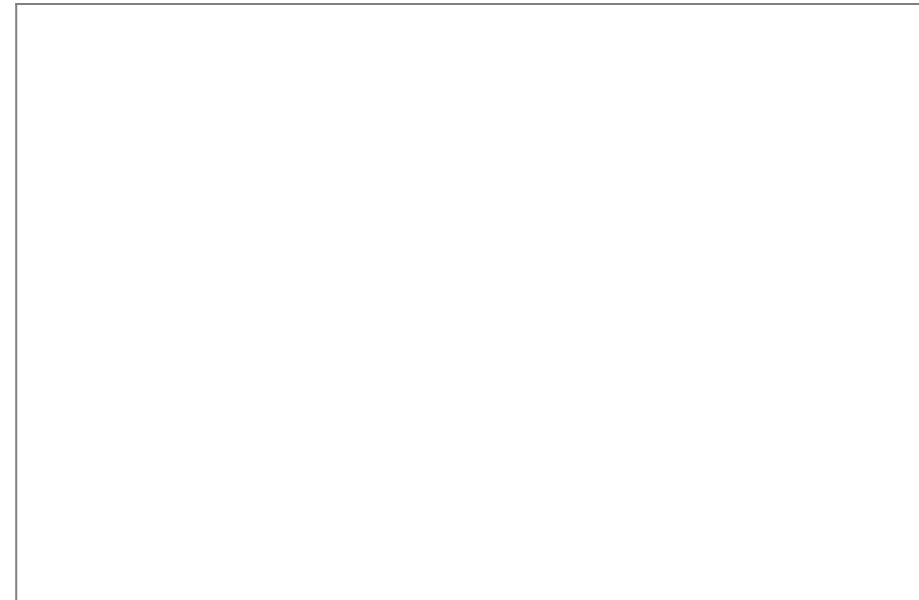
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- SEMI-DETACHED PROPERTY • LIVING ROOM
- KITCHEN
- ORANGERY/ DINING ROOM
- UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- TWO BEDROOMS & DRESSING ROOM
- FAMILY BATHROOM
- GARDENS FRONT & REAR
- POPULAR RESIDENTIAL LOCATION



Semi-detached property nestled in the semi-rural location of Sutch Lane, Lathom, this charming 2-bedroom semi-detached property offers a perfect blend of character and modern living. Ground floor accommodation comprises of a living room, kitchen, orangery/dining room, utility room and downstairs cloakroom. Whilst to the first floor there are two bedrooms and a family bathroom.



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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