



**Merdale Way
Lathom
Skelmersdale
Lancashire
WN8 8AS**

Offers in Excess of £281,000

bettermove

Merdale Way Skelmersdale

Bettermove are proud to present this fantastic 3 bedroom detached in Lathom.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the double driveway. The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

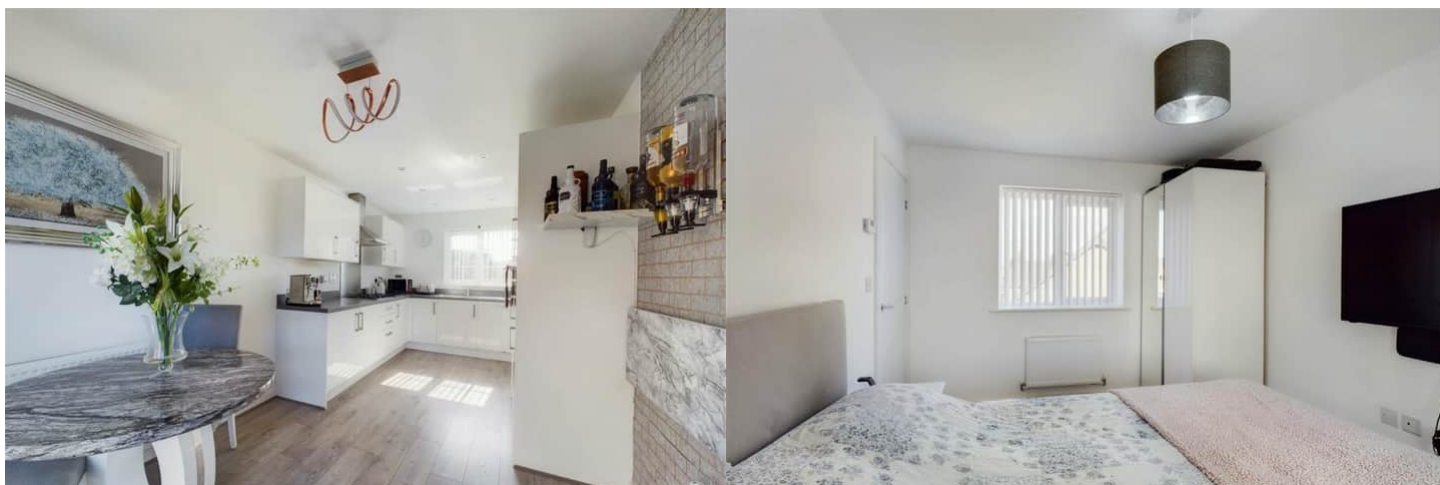
Located in the popular Village of Lathom, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M58, Ormskirk Train Station and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
895.75 ft²
83.22 m²

(1) Excluding balconies and terraces

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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