



ALASTAIR SAVILLE
ESTATE AGENTS

Lathom Drive, Liverpool, L31 9DB

£270,000

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- Four Bedroom Semi Detached
- Modern Spacious Kitchen / Diner
- Loft Converted (Spacious Main Bedroom with En Suite)
- Artificial Grass to Rear Garden
- EPC Pending
- Modern Lounge
- Utility Room
- Not Over Looked To The Rear
- Spacious Driveway
- Council Tax Band



SIMPLY STUNNING A CREDIT TO ITS CURRENT OWNER. BEAUTIFULLY PRESENTED FOUR BEDROOM SPACIOUS PROPERTY. LOVELY KITCHEN/DINER TO THE REAR WITH UTILITY ROOM. SPACIOUS LOUNGE. MAIN BEDROOM WITH EN SUITE, MAIN BEDROOM WITH EN SUITE, OFF ROAD PARKING FOR A NUMBER OF CARS, ENCLOSED GARDENS NOT OVERLOOKED. . Having been completely renovated throughout by the current vendor this property is ready to move straight into without needing to do a thing! The property enjoys beautifully presented accommodation and lovely outside space. Comprising large entrance porch, hallway, lounge, kitchen/diner with French doors to the gardens and a large utility room. To the first floor are three bedrooms and a lovely modern bathroom, the second floor provides a further bedroom and ensuite shower room. Externally a large block paved driveway which offers off road parking. Enclosed gardens lie to the rear of t



Ground Floor - 54.6m2 approx 1st Floor - 44.0m2 approx 2nd Floor - 31.7m2 approx

102 Lathom Drive, L31 9DB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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