



Westerdale Drive, Banks, PR9



**£435,000**

- Detached Family Home
- Quiet Residential Location
- Impressive Kitchen
- 3 Reception Rooms
- 4 Bedrooms & Study
- Master with En-Suite
- Freehold
- EPC rating C



**NEW TO THE MARKET** - Located in a quiet residential area within Banks, this detached four-bedroom property would make a fantastic family home!

Tucked away in a cul-de-sac within a quiet development, this property is perfectly positioned for those looking for a peaceful home. Internally the property is well-sized throughout offering a great space for a family to grow into, with a number of versatile rooms offering the potential for change of use as time passes.

To the ground floor, the property briefly comprises; entrance hall, WC, lounge, dining room, conservatory, kitchen, utility space and an office. No matter which room you walk into, you can instantly feel at home with the calming and neutral decor creating a wonderful feeling throughout.

To the first floor is the family bathroom and four bedrooms; including a master with en-suite. Again, all rooms have been neutrally decorated, allowing the new resident to easily put their own stamp on it.

Externally to the front of the property is a well-maintained lawn and a driveway; providing off-street parking. To the rear is an enclosed garden, mainly laid to lawn but also featuring both a paved patio area and raised section covered with artificial turf; both perfect places to sit and enjoy good weather or host family gatherings.

## Entrance Hall

The bright and spacious hallway welcomes you into the property, with the benefit of access to a downstairs WC; an absolute must in a large family home!

## Living Room 4.85m x 3.72m (15'11" x 12'2")

Neutrally decorated and well-sized; making an ideal family living space. Featuring a gas feature fire and a large window to the front aspect.

## Dining Room 3.23m x 3.50m (10'7" x 11'6")

With access through to the conservatory, the dining room offers great flexibility to be utilised in variety of ways depending on your needs. Recently re-decorated and finished with stylish herringbone style laminate flooring and sliding glass door to the conservatory.

## Conservatory 3.62m x 3.18m (11'11" x 10'5")

Ideal as an additional reception room or playroom and perfect to enjoy the sun in the summer! Built to half-height with brick and benefiting from external French doors opening into the garden.

## Office 2.18m x 2.38m (7'2" x 7'10")

Positioned off the hallway is an office/study, with a window to the rear aspect looking out to the garden.

## Kitchen 3.85m x 4.18m (12'7" x 13'8")

The spacious kitchen has been recently renovated with no expense spared and will certainly be the hub of the home. A range of modern units offers a great amount of storage and preparation space with the marble countertops and backsplash. Incorporating a; raised-level electric double oven, microwave, induction hob with extractor over, inset stainless steel sink unit, integrated fridge-freezer and dishwasher.

Window to rear aspect and a vaulted ceiling with Velux windows allow plenty of light.

## Utility Room 1.52m x 2.19m (5'0" x 7'2")

Off the kitchen is a practical utility space, with a; cabinet unit, worktop, stainless steel sink drainer unit, plumbing for washing machine and vented for a dryer.

Also houses a gas boiler, and features an external door opening onto the side access of the property.



## First Floor Landing

All first-floor rooms can be accessed off the landing, with the additional benefit of an airing cupboard; which houses the hot water tank, and a hatch access to the loft space.

### Bedroom 1 3.85m x 3.62m (12'7" x 11'11")

A truly superb master bedroom with En-suite. Tastefully decorated with paneled feature wall and fitted wardrobes, offering an excellent amount of storage. Window to the front aspect.

### En-Suite 1.62m x 1.75m (5'4" x 5'8")

Off the bedroom is a modern three-piece En-suite, comprising of; paneled bath with shower over, cabinet sink unit, WC and an obscured window to the side aspect.

### Bedroom 2 2.94m x 3.60m (9'7" x 11'10")

Double bedroom decorated with feature paneling on the headboard wall and carpeted. Window to front aspect.

### Bedroom 3 2.81m x 3.44m (9'2" x 11'4")

Double bedroom, carpeted with window to the rear aspect.

### Bedroom 4 2.21m x 2.39m (7'4" x 7'10")

Well-sized single bedroom with window to the rear aspect.

### Family Bathroom 2.19m x 1.77m (7'2" x 5'10")

Three-piece fully tiled bathroom, comprising of; paneled bath with electric shower over, cabinet sink unit and WC. Obscured window to the rear aspect. Floor to ceiling shelving creating handy storage spaces.

### Double Garage 5.11m x 5.20m (16'10" x 17'1")

A fantastic feature of the property is the attached double garage, with up-and-over door. Offering an impressive amount of space, for either; storage, parking or potential for further conversion.

## External

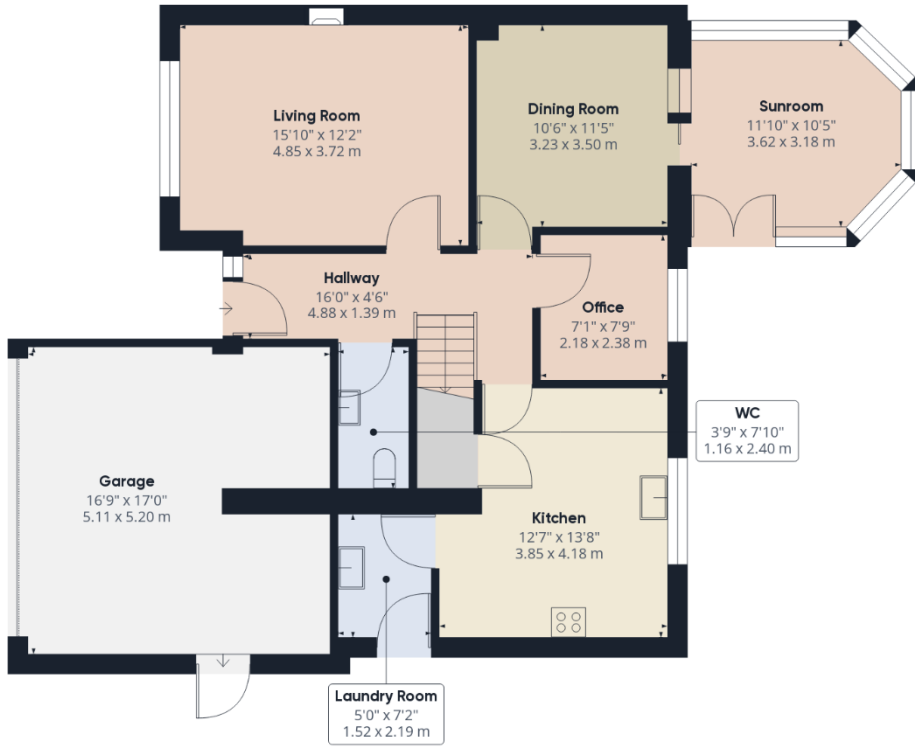
To the front exterior is a tarmac driveway providing off-street parking and which leads into the garage, offering further secure vehicle parking. Beside the driveway is a well-maintained lawn planted with a variety of shrubs.

The private rear garden is well enclosed by timber fencing and a range of shrubs and trees. Mainly laid to lawn but also featuring both a paved patio area and raised section covered with artificial turf to the rear of the garden; both perfect places to sit and enjoy sunny weather.

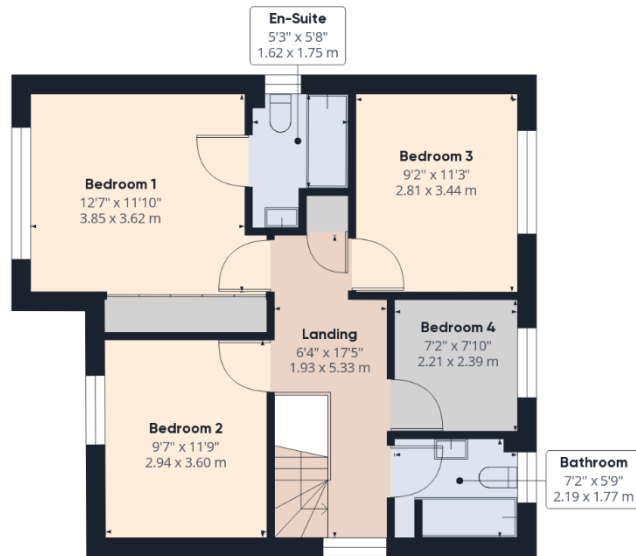
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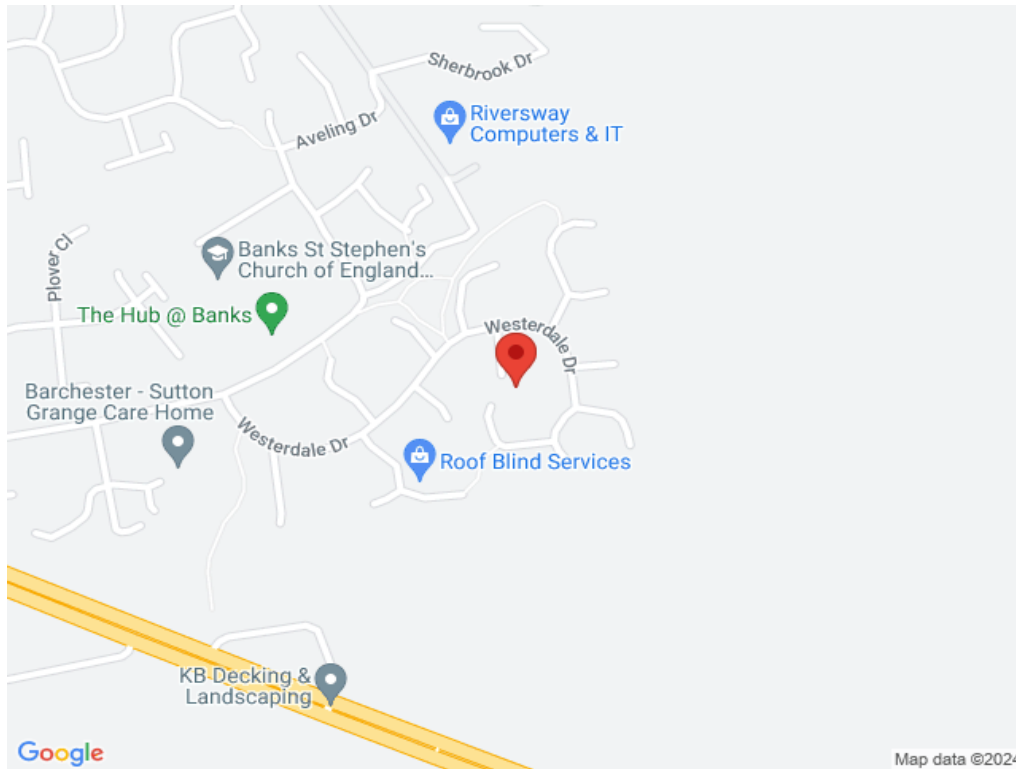




Floor 0



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	75   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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