



Lancaster Drive, Banks, PR9



£285,000

- Detached Family Property
- Generous $\frac{1}{4}$ acre plot
- Versatile accommodation
- 3 Reception Rooms
- Three Bedrooms & Loft Room
- Outbuildings & Stables
- Freehold
- EPC rating C



A Rare Opportunity with Extensive Grounds - Approx. ¼ Acre with Stables

Set within generous grounds of approximately a quarter of an acre, this charming three-bedroom detached property offers an exceptional blend of versatile living space and outdoor potential, making it ideal for families, hobbyists, or those seeking a semi-rural lifestyle.



The accommodation comprises three well-proportioned reception rooms, providing flexible spaces for living, dining, entertaining or working from home. The layout lends itself well to modern family life, with plenty of natural light throughout and scope for further enhancement or reconfiguration, subject to the usual consents.

Externally, the property truly comes into its own. To the rear lies a substantial plot extending to around $\frac{1}{4}$ of an acre, offering a rare level of space for a residential property. The land includes stables and outbuildings, making it particularly attractive to equestrian enthusiasts or those seeking storage, workshop space, or future development potential (subject to planning).

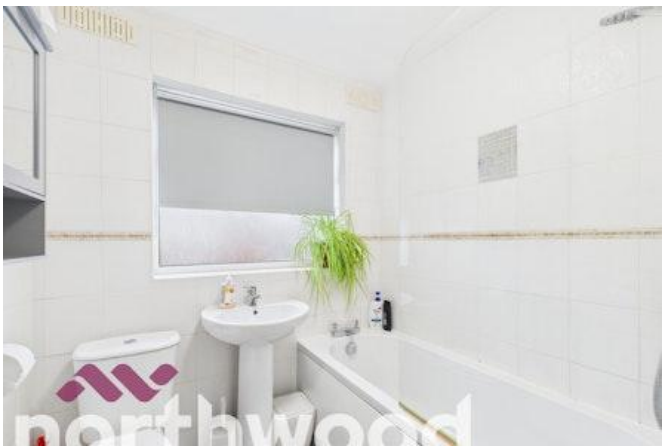
To the front, there is off-road parking and a pleasant outlook, while the rear grounds provide privacy, greenery and endless possibilities - whether for gardening, recreation, or keeping animals.

Situated in the desirable village of Banks, the property enjoys a semi-rural setting while remaining conveniently connected. Surrounded by open countryside, Banks offers a peaceful lifestyle with a strong sense of community, yet is located just approximately 15 minutes from Southport, providing easy access to a wide range of shops, restaurants, schools and transport links. This balance of rural charm and coastal town convenience makes the location particularly appealing.

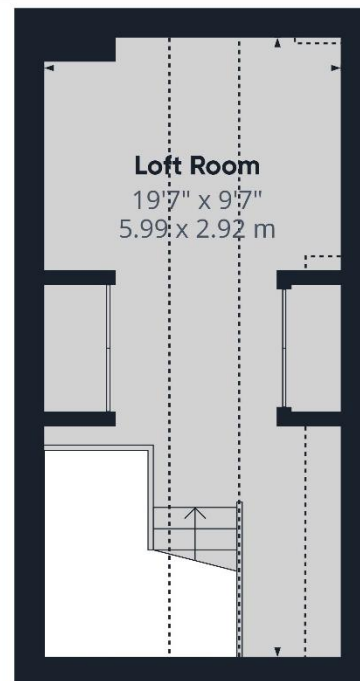
This is a unique and versatile home offering space both inside and out, rarely available and early viewing is highly recommended to fully appreciate the setting and potential on offer.

Disclaimer

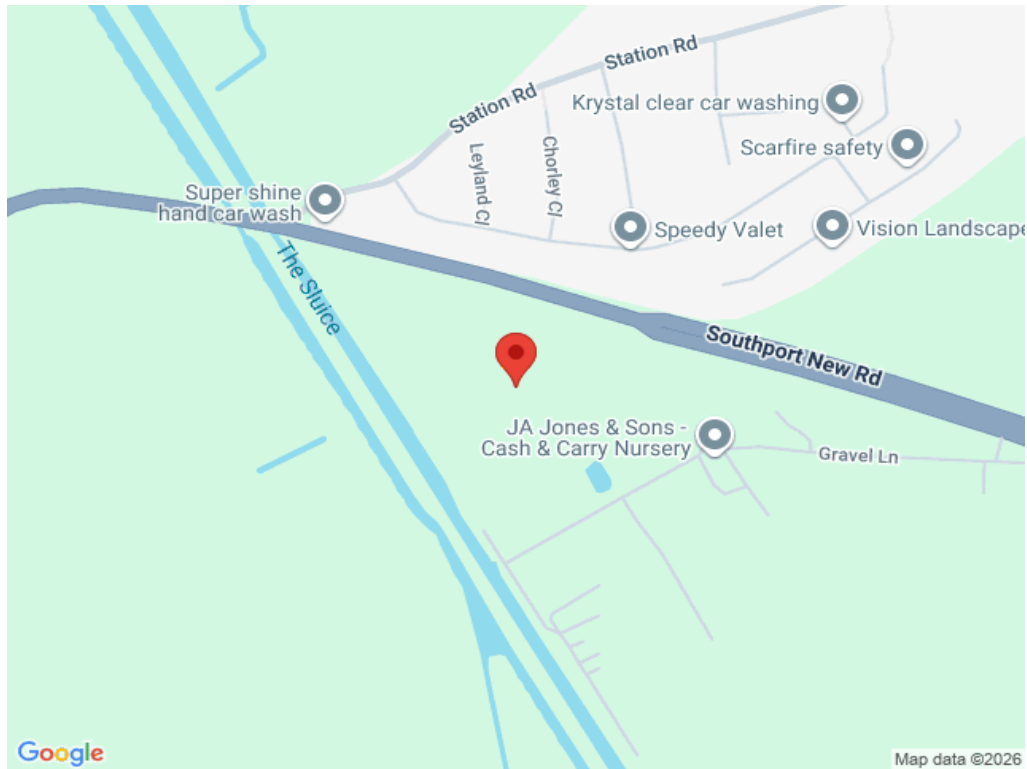
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Floor 2



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



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