

**Rufford Drive,
Banks**


SMART MOVE



Asking Price **£169,999**



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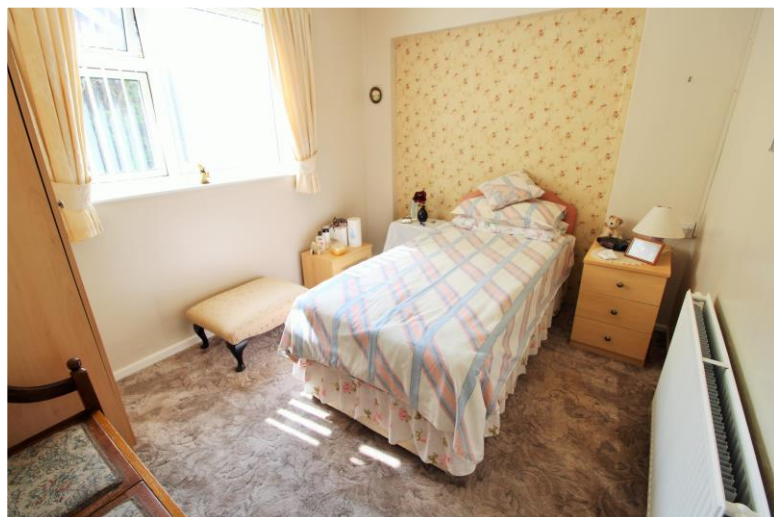


There are few TRUE bungalows remaining, as most have been extended to the first floor with dormers, as such the true bungalow is a rare find. Especially one as well presented and deceptively spacious as this superb three bed semi detached bungalow. The current owners have modernised and updated the accommodation in recent years to present a welcoming home which is well worth a viewing. Some of the highlights include: UPVC double glazing, gas central heating, remote controlled living flame gas fire in the lounge, open plan living with the lounge and extended dining room and French doors opening to the rear garden and all of this just minutes stroll to bus stops and local village shops.

The internal layout of the property in brief includes: entrance porch leading to the entrance hall, kitchen, bathroom, bedrooms one and two, lounge which is open plan to the dining room and the third bedroom. Off road parking is offered on the driveway in front of the property which in turn leads down the left-hand side of the property to the single garage situated to the rear. To the front also is a mature lawned garden with established borders and to the rear is the main garden boasting a timber decked sun terrace, lawned garden and numerous plants, trees and shrubs bordering.

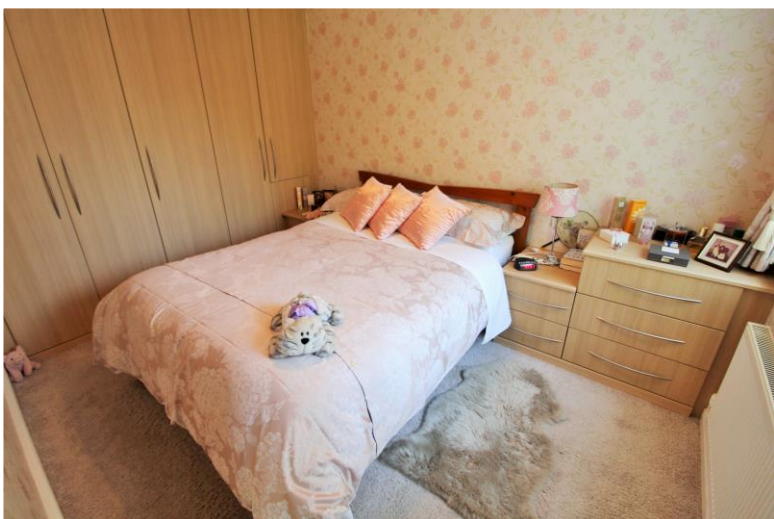
The Local Area: Banks is a large coastal village in Lancashire. It lies south of the Ribble estuary and four miles (6 km) north-east of Southport. The village is administered by West Lancashire Borough Council, and by North Meols parish council for parochial matters. It is in the South Ribble parliamentary constituency. Banks is the largest of the villages in the parish of North Meols on the West Lancashire coastal plain.

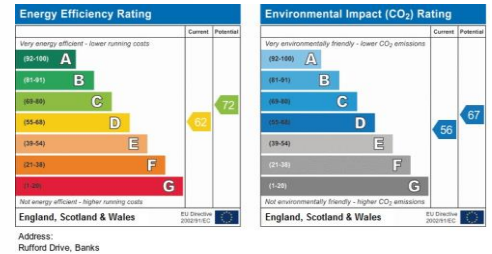
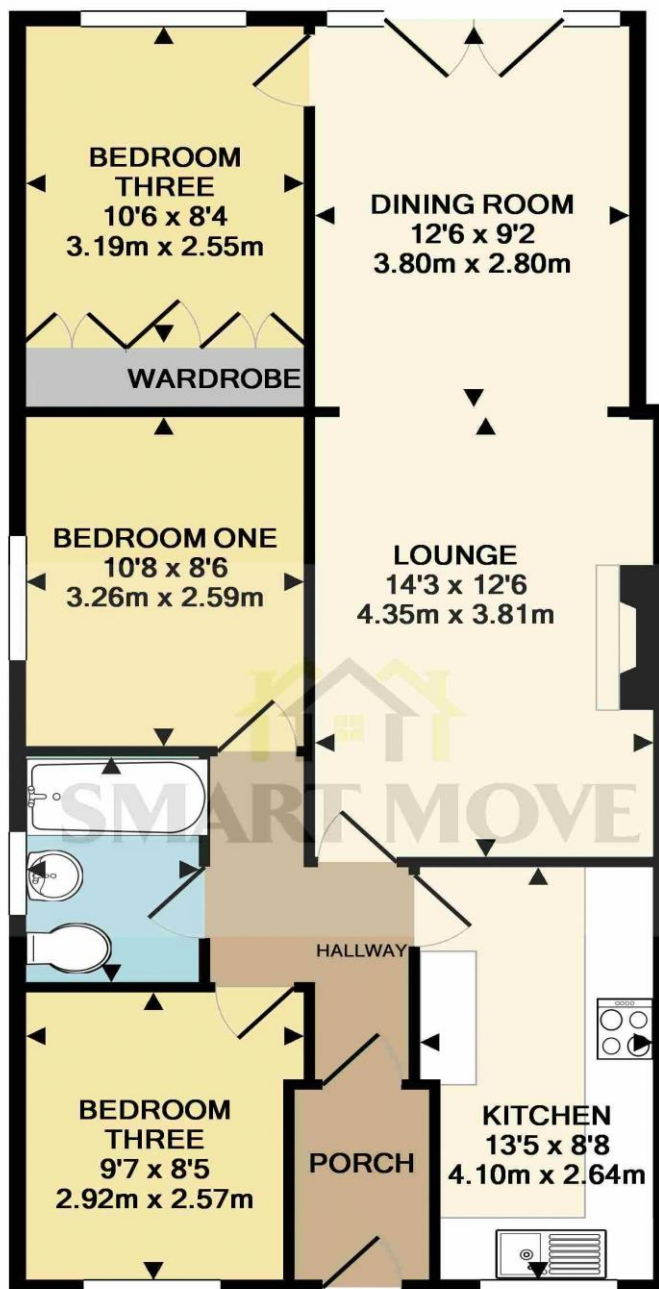
 TARLETON	 BRITISH PROPERTY AWARDS 2017 GOLD WINNER ESTATE AGENT ORMSKIRK	 SMART MOVE ESTATE AGENTS Your Local Agent	 BRITISH PROPERTY AWARDS 2017 GOLD WINNER ESTATE AGENT SOUTHPORT	 CHURCHTOWN
 ORMSKIRK				 LONGTON



- * Three Bedroom Semi Detached TRUE Bungalow
- * Deceptively Spacious & Well Presented Throughout
- * Separate Modern Fitted Kitchen
- * Driveway & Single Garage
- * Peaceful Location

- * Extended Accommodation
- * Open Plan Lounge & Dining Room
- * Three Piece Fitted Bathroom
- * Mature Private Front & Rear Gardens
- * UPVC Double Glazing, GCH & EPC - D





TOTAL APPROX. FLOOR AREA 737 SQ.FT. (68.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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SMART MOVE

The Property Ombudsman

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.