

**Abington Drive,
Banks**


SMART MOVE



Asking Price **Offers in Excess of £312,500**



01704 808100

www.smartmoveproperties.net

churchtown@smartmoveproperties.net



From first setting eyes on this beautiful detached family home, a positive and welcoming first impression is matched by an equally impressive interior. Set on an enviable plot off Abington Drive, this four bedroom Redrow built home is set-back with a generous frontage and also benefits from siding onto an established protected tree-lined area, framing the property. Internal inspections are highly recommended as this deceptively spacious property is sure to impress once seen first-hand.

The internal layout of the property in brief includes: spacious entrance hall with staircase to the first floor, living room to the front and separate sitting room to the rear, study / home office, open plan dining kitchen, utility room, ground floor WC, first floor landing, master bedroom with fitted wardrobes and en suite bathroom off, three further bedrooms and the first floor family bathroom. Off road parking is available for around 5 vehicles on the generous driveway and also within the attached garage. As the property is set back, there is also a good sized lawned garden to the front with established planted borders. To the left-hand side of the property is gated access round to the rear where the main garden is situated. To the rear is a paved sun terrace, mature lawn and borders of plants, trees and shrubs, enclosed by a fenced perimeter.

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.

SMART MOVE
ESTATE AGENTS
Your Local Agent

BRITISH
PROPERTY
AWARDS
2017
★★★★★
GOLD WINNER
ESTATE AGENT
ORMSKIRK

BRITISH
PROPERTY
AWARDS
2017
★★★★★
GOLD WINNER
ESTATE AGENT
SOUTHPORT

TARLETON

ORMSKIRK

CHURCHTOWN

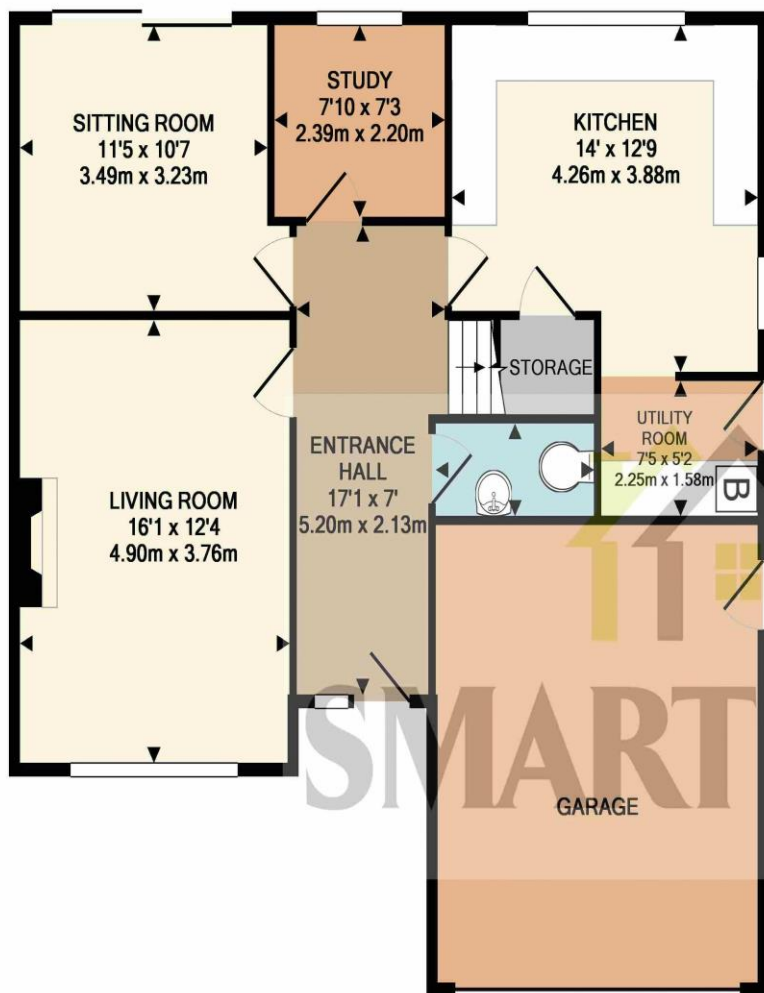
LONGTON



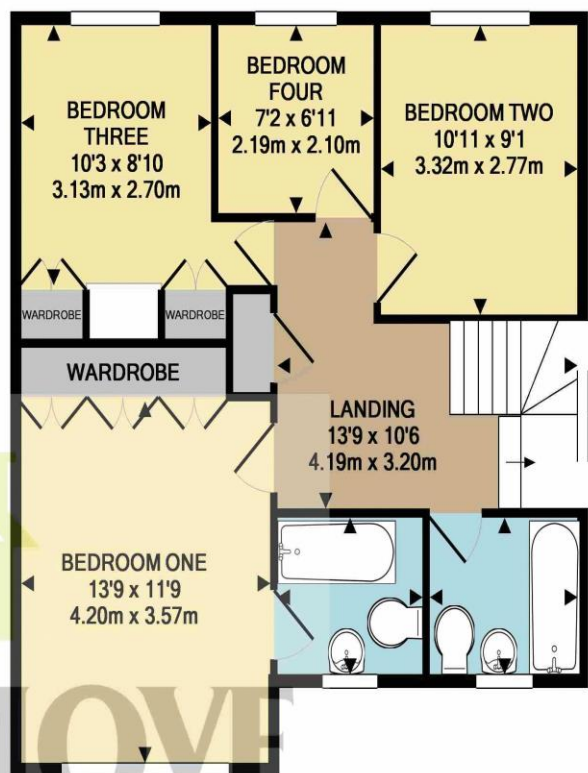
- * Modern Detached Family House**
- * Set-Back Position with Generous Driveway plus Double Garage**
- * Dining Kitchen with Separate Utility Room**
- * Ground Floor WC & First Floor Family Bathroom**

- * Prime Plot Location with Established Tree-Lined Area to Side**
- * Living Room, Sitting Room plus Study**
- * Four Good Sized Bedrooms - Two with Fitted Wardrobes**
- * Three Piece En Suite Bathroom to Master Bedroom**





GROUND FLOOR
APPROX. FLOOR
AREA 987 SQ.FT.
(91.7 SQ.M.)

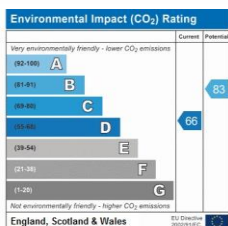
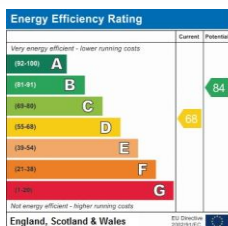


1ST FLOOR
APPROX. FLOOR
AREA 629 SQ.FT.
(58.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1616 SQ.FT. (150.2 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

Made with Metropix ©2018



Address:
Abington Drive, Banks

rightmove



Smart Move - Churchtown: 01704 808100
7 Botanic Road, Churchtown
Southport, PR9 7NG



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.