

**Long Lane,  
Banks**

  
**SMART MOVE**



Asking Price **£199,950**



**01704 808100**

**[www.smartmoveproperties.net](http://www.smartmoveproperties.net)**

**[churchtown@smartmoveproperties.net](mailto:churchtown@smartmoveproperties.net)**





Smart Move are delighted to offer this beautifully presented three bedroom bedroomed Detached home Situated in the popular rural village of Banks, close to schools amenities and network links. With a beautiful open plan lounge kitchen and Bi folding doors to the Garden. Spacious and versatile internal accommodation that also boasts a master suite on the 2nd floor. This property is the perfect up size for a growing young family. Neutrally finished throughout and is a credit to the current owners. Viewing is highly recommend.

The property comprises briefly of a entrance porch and a bright and welcoming Lounge with multi fuel burner, Modern shaker style open plan kitchen with modern appliances throughout. Hallway housing a staircase to the first floor and doors leading to a utility and WC. The first floor hoses two bedrooms and a modern family three piece bathroom. The master suite is located on the second floor with en suite and dressing room. Externally, to the rear you will find a a paved courtyard area with gate the well stocked low maintenance garden. The front provides ample parking for several vehicles. Viewings can be arranged by calling our churchtown office today!

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.





**\* Newly Built Property**

**\* Neutrally Finished Throughout**

**\* Bi Folding Doors**

**\* Enclosed Garden**

**\* Council Tax Band : D**

**\* Open plan Living Space**

**\* Multi Fuel Burner**

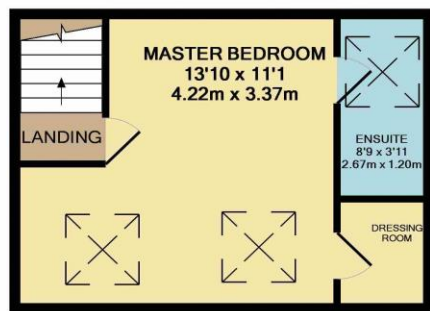
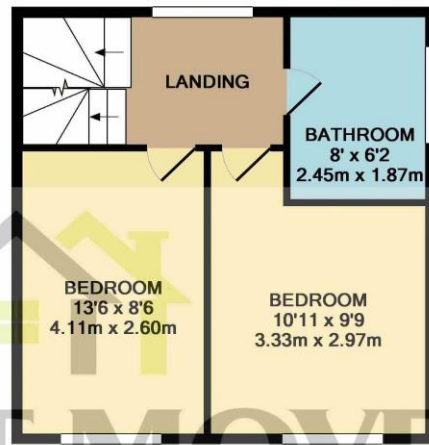
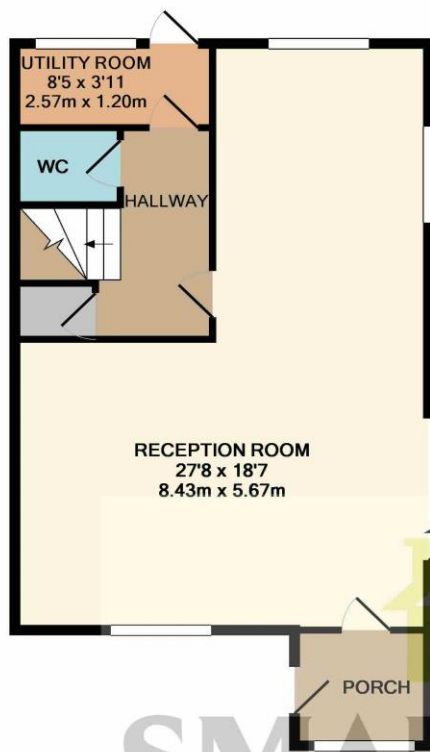
**\* Master Suite**

**\* Parking For A Number Of Cars**

**\* Epc : B**

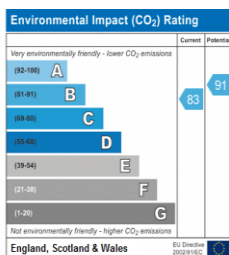
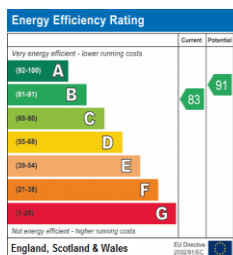






TOTAL APPROX. FLOOR AREA 1167 SQ.FT. (108.4 SQ.M.)

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 - 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.