



**2d Vicarage Lane  
Banks, PR9 8ES £200,000  
'Subject to Contract'**

This deceptively spacious semi-detached bungalow is situated conveniently for the semi-rural Village of Banks offering excellent commuter link access, a number of shops, Super Market and Schools. Internally the property would benefit a programme of modernisation and improvement and very briefly includes; entrance hall, two double bedrooms to the front of the property, a generous through lounge/diner to the rear and access to breakfast kitchen. A third double bedroom is located to the first floor. The gardens are generous in size, well established and there is off road parking for numerous vehicles and access to a timber workshop. Early Viewing Advised.

12A Anchor Street, Southport, Merseyside PR9 0UT  
01704 512121 F 01704 512122  
sales@christinsley.co.uk www.christinsley.co.uk

*Southport's Estate Agent*

Chris Tinsley Estate Agents is a trading name of ECT Consultancy Services Limited, Company number 05388167, registered in England and Wales



### Side Entrance Vestibule

With glazed inner door including side window leading to...

### Entrance Hall

Wall panelling and stairs to first floor.

**Bedroom One** - 3.33m x 3.02m (10'11" x 9'11" to rear of wardrobes)  
Upvc double glazed window, fitted wardrobes and fly over cupboards.

**Bedroom Two** - 3.35m x 3.33m (11'0" into recess x 10'11")  
Upvc double glazed window, fitted wardrobes and further recess to under stairs.

**Shower Room/ WC** - 1.96m x 2.08m (6'5" x 6'10")  
Upvc double glazed window, modern three-piece white suite comprising of low-level Wc, vanity wash hand basin with mixer tap and corner step in shower enclosure with plumbed in deluge shower and handheld shower attachment. Tiled walls and flooring ladder style chrome heated towel rail and recessed spotlighting.

**Rear Lounge/ Diner** - 7.01m x 3.33m (23'0" overall measurements x 10'11")  
Upvc double glazed window overlooks garden to rear, through lounge with wall light point and glazed door leading to....

**Kitchen/Breakfast Room** - 5.49m x 2.9m (18'0" x 9'6")  
Upvc double glazed door and window to rear garden. 'Worcester' combination style boiler system. Number of built in base units include cupboards and drawers, wall cupboards and working surfaces. twin drainer single bowl sink unit. Part wall tiling, extractor plumbing is available for dishwasher and further space for cooker.

### First Floor

Under eaves storage access and door leads to...

**Bedroom Three** - 3.61m x 3.1m (11'10" x 10'2")  
Upvc double glazed window overlooks rear of property, built in storage cupboard.

### Outside

Hard surface driveway access to front provides off road parking for numerous vehicles continuing via side access with external water tap to rear of property. Rear garden includes flagged patio with steps down to enclosed, well screened lawn with borders well stocked with shrubs and trees. Garden is not directly overlooked with timber garage/ outbuilding.

### Tenure

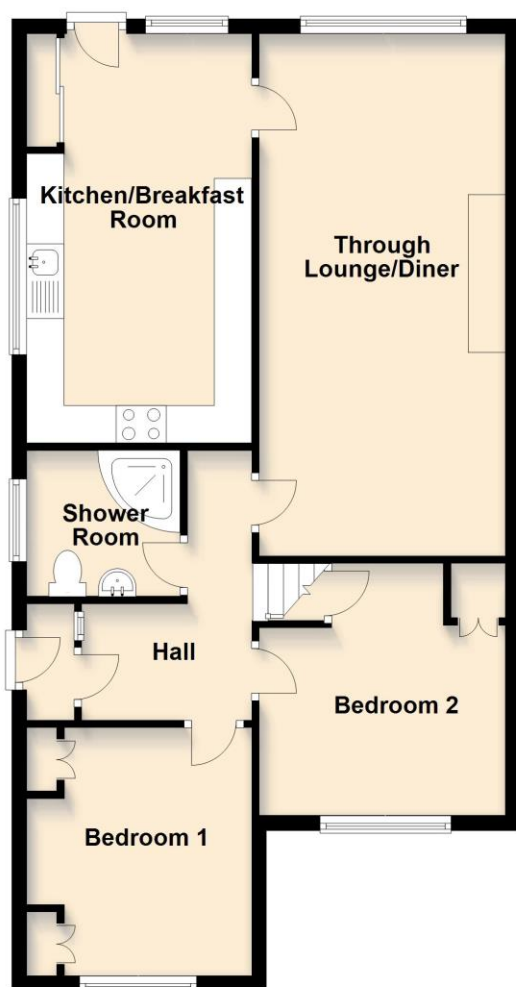
We understand that the property is currently unregistered, however, we believe it to be either Freehold or Leasehold. The solicitor will register this on completion.

### Council Tax

The council tax for the property is West Lancs MBC band C



## Ground Floor



## First Floor



Floor plans are for illustration only and not to scale  
Plan produced using PlanUp.



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.