



**1 Guinea Hall Close
Banks, PR9 8RG £279,950
'Subject to Contract'**

An early inspection is recommended to appreciate the extent of the accommodation offered by this unique semi-detached house. The centrally heated and double-glazed accommodation very briefly includes; a private entrance, stairs to the first floor and access to study/home office and ground floor Wc. A feature open plan lounge/diner leads to modern fitted kitchen with a range of built-in appliances, perfect for entertaining and leads to a separate utility with vaulted ceiling. To the first floor there are a number of bedrooms, bathroom and second lounge which could also serve as a bedroom if required. To the top floor there is a further bedroom arranged as a dressing room and master bedroom suite with modern en-suite shower room. A feature of this property is the private courtyard garden to the rear and off-road parking for two cars. The property is situated on the popular Guinea Hall development in Banks built by 'Redrow Homes'. The property is convenient for the local facilities of Banks Village, A565 commuter links and further facilities located at Churchtown Village and the Southport Town Centre.

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Southport's Estate Agent

Entrance Hall

Upvc double glazed outer door, opaque Upvc double glazed entrance door and side insert leading to entrance hall. 'Karndean' flooring and turn staircase leads to first floor with handrail, spindles and newel post. Door leads to useful built in storage cupboard, door to Wc and separate door to Home Office/ Study.

WC - 1.73m x 0.91m (5'8" x 3'0")

Two-piece modern suite comprising of low-level Wc, vanity wash hand basin with mixer tap and tiled walls and flooring with ladder style chrome heated towel rail.

Office - 1.96m x 1.8m (6'5" x 5'11")

Upvc double glazed window, woodgrain laminate style flooring with home office/ study perfect for a variety of uses.

L Shaped Living Room/ Dining Kitchen - 8.1m x 6.1m (26'7" reducing to 9'4" x 20'0" reducing to 8'4")

Fabulous entertaining space with lounge diner including a number of Upvc double glazed windows to side and front of property. Herringbone style 'Karndean' flooring is laid with wall mounted vertical radiators, fitted blinds and open plan access leading to main kitchen. The modern style kitchen comprises from a number of built in white gloss base units including cupboards and drawers, wall cupboards with recessed spotlighting and working surfaces including one and half bowl sink unit with mixer tap and drainer. Vanity wall mirror extenuates light and feeling of space to the main kitchen with appliances including Neff double oven, five ring gas hob with splash back and extractor over. There is also integral fridge, freezer and dishwasher. 'Karndean' flooring continues with internal and Upvc double glazed side window leading to...

Utility Room - 2.34m x 2.54m (7'8" x 8'4")

Vaulted ceiling provided 'Keylite' double glazed skylight and Upvc double glazed door and window to rear garden. Complimentary base units include cupboards and drawers with wall cupboards including under unit lighting and working surfaces with single bowl sink unit, mixer tap and drainer. There is separate integral fridge and plumbing available for washing machine, 'Karndean' flooring continues, extractor.

First Floor Landing

Turn staircase leads to second floor with handrail, spindles and newel post. Woodgrain laminate style flooring laid and door leads to...

Living Room/ Bedroom - 6.12m x 3.58m (20'1" x 11'9" overall measurements into recess)

Arranged as a first floor living room ideal for use as bedroom with Upvc double glazed windows to front side and rear. Woodgrain laminate style flooring is laid with resin style fire surround with interior and hearth.

Bathroom/WC - 2.54m x 2.16m (8'4" x 7'1")

Opaque Upvc double glazed window, three-piece modern white suite comprising of low-level Wc, pedestal wash hand basin and twin grip panelled bath, tiled walls and flooring. Recessed spotlighting inset to ceiling panelling.

Bedroom - 2.41m x 2.9m (7'11" x 9'6")

Upvc double glazed window overlooks rear of property.

Bedroom - 3.61m x 1.93m (11'10" x 6'4")

Upvc double glazed window.

Top Floor

Upvc double glazed tall window to half landing and built in airing cupboard housing hot water cylinder. Woodgrain laminate style flooring and loft access.

Master Bedroom - 5.74m x 3.05m (18'10" overall measurements and including areas of reduced head height x 10'0")

Two double glazed 'Velux' windows to roof pitch and woodgrain laminate style flooring with further Upvc double glazed window to side. Most attractive 'Hammonds' fitted wardrobes with drawers, hanging space and shelving. Door leads to....

En Suite Shower Room/ Wc - 3.33m x 2.21m (10'11" x 7'3" including areas of reduced head height)

Three-piece modern suite comprising of low-level Wc, glazed wash hand basin with mixer tap and step in shower enclosure with glazed shower screen, plumbed in shower, ladder style chrome heated towel rail, tiled walls and flooring. Recessed spotlighting.

Bedroom 2 - 2.82m x 3.33m (9'3" x 10'11" including areas of reduced head height)

Two Velux double glazed skylights, woodgrain laminate style flooring and 'Hammonds' fitted wardrobes including knee hole dressing table and drawers, hanging space and shelving. Wall light points.

Outside

The property occupies an established mature plot with hard surface driveway providing off road parking to front for numerous vehicles, established borders comprise of a variety of plants, shrubs, bushes and loose stone feature. Secure gated access leads to enclosed garden, well presented and predominately decked for ease of maintenance, wall and fencing with timber garden shed, external power point and water tap.

Council Tax

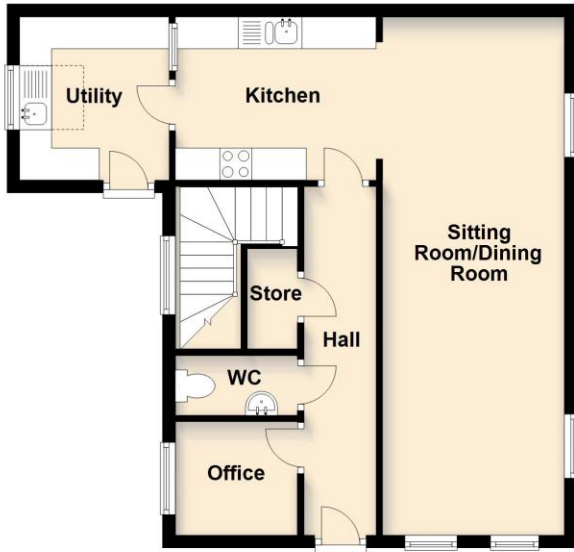
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Tenure

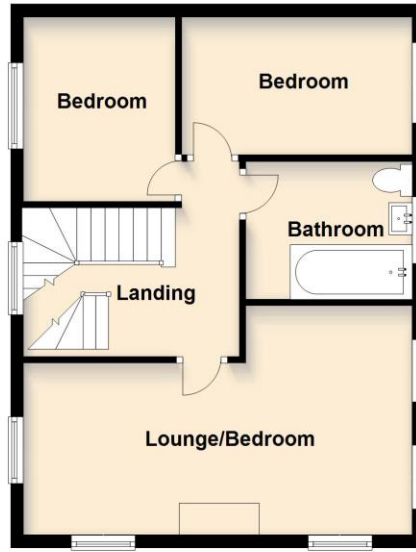
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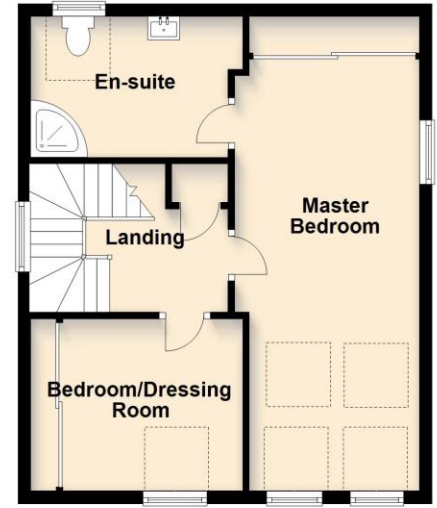
Ground Floor



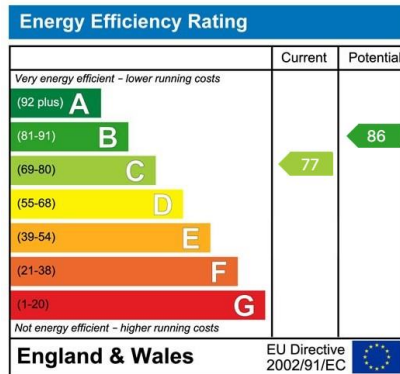
First Floor



Second Floor



Floor plans are for illustration only and not to scale
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