



**71 Banks Road, Banks, Southport, PR9 8JL**

**£160,000**

**Subject to Contract**

This semi detached house is situated in a pleasant semi rural location part way between Southport and Banks The centrally his centrally heated and double glazed accommodation would befit from modernisation and briefly includes, porch, lounge, dining kitchen, ground floor bathroom, with three bedrooms to the first floor. The house stands in larger gardens to the front and rear, with generous off road parking and easy access to the rear. The property is conveniently situated with nearby facilities at Banks Village, Crossens Village, Churchtown Village and with main facilities at the Southport Town Centre.

## Entrance Porch

Upvc double glazed inner and outer doors. Upvc double glazed side windows.

## Front Lounge - 3.68m x 4.32m (12'1" x 14'2")

Upvc double glazed window.

## Dining Kitchen - 2.97m x 3.38m (9'9" x 11'1" to front of stairs extending to 13'8" overall measurements)

Upvc double glazed window, single drain sink unit with mixer tap, base units with cupboards and drawers, wall cupboards, working surfaces. Four ring gas hob with cooker hood above and electric oven below. Plumbing for a washing machine.

## inner Hall

Upvc outer door.

## Bathroom - 1.65m x 2.13m (5'5" x 7'0")

Panelled bath with electric shower, pedestal wash hand, basin low level Wc, part wall tiling, Upvc double glazed window.

## First Floor Landing

## Bedroom 1 - 3m x 3.25m (9'10" x 10'8")

Upvc double glazed window overlooking the rear. Cupboard housing 'Main' gas central heating boiler.

## Bedroom 2 - 3.66m x 2.29m (12'0" x 7'6")

Upvc double glazed window.

## Bedroom 3 - 2.69m x 1.93m (8'10" x 6'4")

Upvc double glazed window.

## Outside

Extensive gardens adjoin the property to the front and rear, the front garden is mainly paved, and provides off road parking for a number of vehicles. Substantial two storey brick build shed which measures 12'2" x 15'1" on the ground floor. Large rear garden with lawn and borders.

## Council Tax

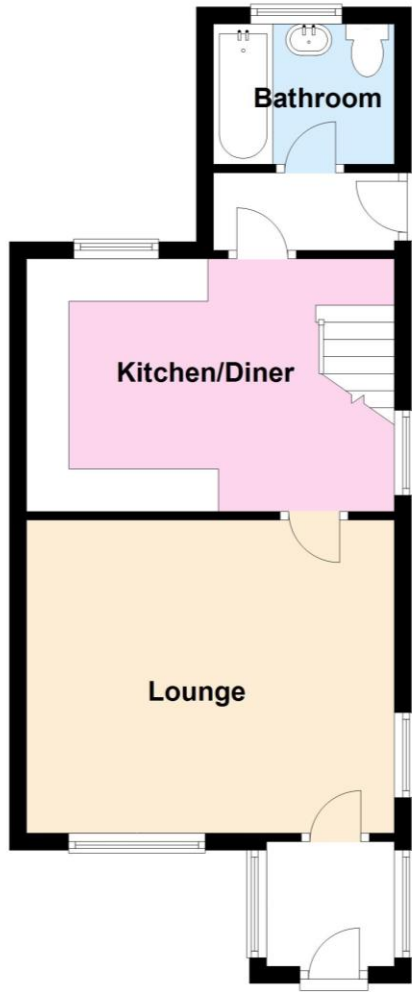
West Lancs band B

## Tenure

Freehold.



## Ground Floor



## First Floor



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



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