



**25 Woodvale Court, Banks, Southport, PR9 8FT**

**£250,000**

**Subject to Contract**

This three storey Town House forms part of the popular, courtyard style development, Woodvale Court, built a number of years ago by national house builders, Redrow Homes. The centrally heated and double glazed accommodation briefly includes; entrance hall with fitted cloakroom and courtsey door to the garage, sitting room, utility kitchen, on the first floor there is a lounge open plan with an 'L' shaped dining kitchen and there are 3 bedrooms' an EnSuite shower room and a main bathroom located to the second floor. The property stands in gardens to both front and rear with the attractive rear garden having a Southerly aspect' there is also off road parking and a garage. This stylish courtyard development is located just off Abington Drive, convenient for local facilities with further amenities found at Churchtown Village and Southport Town Centre.

## Entrance Hall

Fielded and panelled outer door, stairs to the first floor. Courtesy door to the garage.

**WC** - 2.39m x 0.76m (7'10" x 2'6")

Wash hand basin, low level Wc, extractor.

**Sitting Room** - 3.15m x 2.9m (10'4" x 9'6")

Upvc double glazed, double doors leading to the rear garden.

**Utility Kitchen** - 2.77m x 1.52m (9'1" x 5'0")

Single drainer, one and half bowl sink unit, base units with cupboards and drawers, wall cupboards and working surfaces. Mid way wall tiling. 'Baxi' gas central heating boiler. Space for a washing machine. Useful under stairs pantry cupboard. Door to the rear garden.

## First Floor Landing

**Lounge** - 2.84m x 4.57m (9'4" x 15'0")

Two Upvc double glazed windows overlooking the rear garden. Living flame coal effect gas fire and attractive surround. Archway to....

**L Shaped Dining Kitchen** - 5.69m x 2.44m (18'8" x 8'0" extending to 14'10")

Two Upvc double glazed windows overlooking the front garden, single drainer one and half bowl stainless steel sink unit and mixer tap, base units with cupboards and drawers, wall cupboards, working surfaces, mid way wall tiling. Recessed spotlighting for electric cooker with cooker hood above. integrated 'Hotpoint' dishwasher, fridge and freezer.

## Second Floor Landing

Airing cupboard with hot water cylinder and shelving.

**Bedroom 1** - 2.67m x 4.57m (8'9" extending to 9'5" x 15'0")

Upvc double glazed windows overlooking the rear garden.

**En Suite Shower Room** - 2.49m x 1.07m (8'2" x 3'6")

Step in shower enclosure with thermostatic shower, pedestal wash hand basin, low level Wc. Part wall tiling, extractor.

**Bedroom 2** - 3.1m x 2.49m (10'2" x 8'2")

Upvc double glazed window.

**Bedroom 3** - 2.44m x 1.96m (8'0" x 6'5")

Upvc double glazed window, laminate flooring.

**Bathroom** - 2.08m x 1.73m (6'10" x 5'8")

Twin grip panelled bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, low level Wc. Part wall tiling, electric shaver point, extractor.

## Outside

Driveway to front providing off road car parking and integral garage with electric up and over roller shutter style door measuring 19' x 8'. The attractive rear garden is enclosed with fencing enjoys a Southerly aspect and in planned with lawn, borders and patio.

## Council Tax

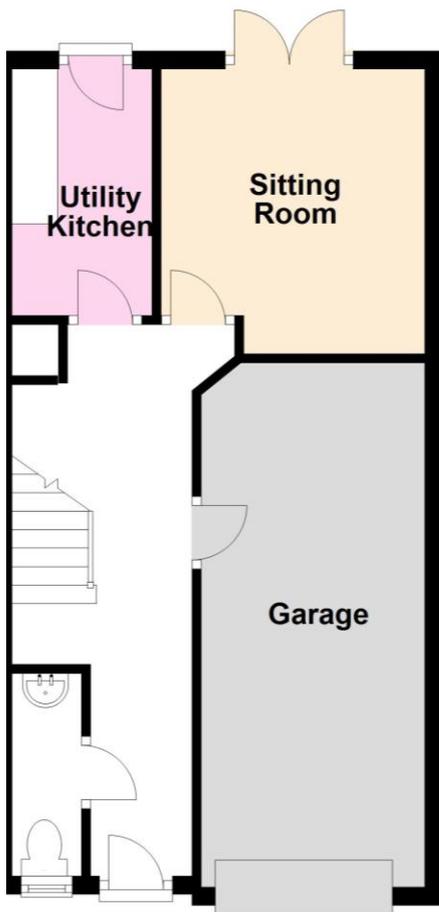
West Lancs band E.

## Tenure

Freehold.



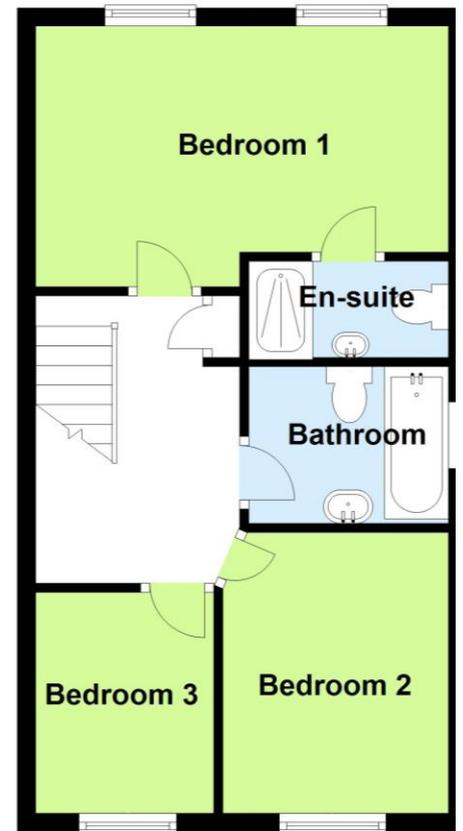
### Ground Floor



### First Floor



### Second Floor



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



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