



47 Station Road, Banks, Southport, PR9 8BB
Offers In The Region Of £150,000
Subject to Contract

This semi detached true bungalow is installed with gas central heating and part double glazing, and requires a program of modernisation. The accommodation briefly includes; side porch, entrance hall, front lounge, sitting room, kitchen, conservatory, two bedrooms and a bathroom and WC. Established gardens to the front and rear. The property is situated in an established location convenient for the nearby facilities at Banks Village and further amenities can be found at Churchtown Village and the Southport Town Centre. No chain delay.

Side Porch

Upvc double glazed front and rear doors. Inner door to...

Entrance Hall

Front Lounge - 3.89m x 3.45m (12'9" into bay x 11'4")

Upvc double glazed bay window built in cupboard and shelving to recess. Fire surround.

Sitting Room - 3.66m x 3.05m (12'0" x 10'0" to chimney breast)

Double glazed window, recess for fire, cupboards to recess housing gas central heating boiler.

Kitchen - 2.08m x 3.66m (6'10" x 12'0")

Upvc double glazed window, single drainer sink unit, base unit, wall cupboards, working surfaces, door to....

Conservatory - 2.79m x 2.16m (9'2" x 7'1")

With double glazed windows and double doors to the rear garden.

Bedroom 1 - 3.71m x 2.84m (12'2" x 9'4")

Upvc double glazed window.

Bedroom 2 - 3.66m x 2.67m (12'0" x 8'9")

Double glazed window.

Bathroom - 2.59m x 1.52m (8'6" x 5'0")

Panelled bath, pedestal wash hand basin, low level WC.

Outside

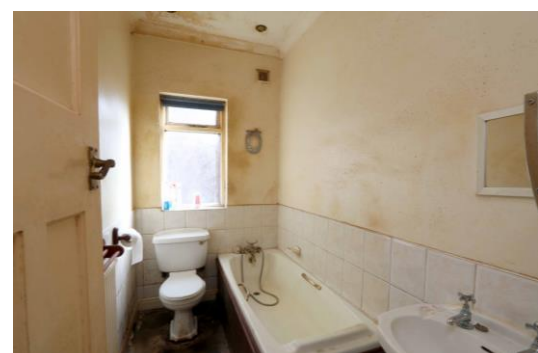
There are gardens to both the front and rear, off road car parking at the front, with the rear garden having lawn and patio. Substantial brick and block structure comprising, utility room measuring 10'4" x 9'3" part wall tiling, shower enclosure, WC, and store room measuring 10'4" x 9'3" (the sellers are not aware of any planning permission in regards to this structure.)

Tenure

Freehold.

Council Tax

West Lancs band B.



Ground 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.