



**4 Bonds Lane, Banks Southport, PR9 8HG**

**£240,000**

**Subject to Contract**

An early viewing is recommended to appreciate the accommodation offered by this centrally heated and double glazed semi detached house. The accommodation briefly includes; entrance porch, lounge, dining kitchen, conservatory and on the first floor there are three bedrooms and a shower room. Established gardens adjoin the property with off road parking to the front. The property is situated in the centre of Banks Village convenient for the local shop and passing bus services to the Southport Town Centre.

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*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

### Entrance Porch

Upvc double glazed windows and double doors. Tiled floor, Upvc double glazed inner door leading to....

**Lounge** - 6.1m x 3.58m (20'0" x 11'9" to the front of staircase extending to 14'4" overall)

Stripped floor, stairs to the first floor with oak handrail and glass balustrade. Upvc double glazed window.

**Dining Kitchen** - 4.11m x 3.81m (13'6" x 12'6")

Upvc double glazed window overlooking the rear garden. Single drainer one and half bowl stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards and working surfaces. Tiled walls. Recess for range style cooker with cooker hood above, plumbing for washing machine and plumbing for dishwasher. Hisense, american style, fridge freezer. Tiled floor. Ladder style towel rail/ radiator, recessed spotlighting. Opening to...

**Conservatory** - 4.27m x 3.43m (14'0" x 11'3")

Upvc double glazed windows and double glazed double doors to the rear garden. Tiled floor.

### First Floor Landing

**Bedroom 1** - 3.66m x 3.78m (12'0" x 12'5" to front of wardrobes)

Built in wardrobes to one wall with mirrored sliding doors. Upvc double glazed window.

**Side Bedroom 2** - 2.54m x 2.49m (8'4" x 8'2")

Upvc double glazed window.

**Rear Bedroom 3** - 2.06m x 3.86m (6'9" x 12'8")

Upvc double glazed window.

**Shower Room** - 2.41m x 1.93m (7'11" x 6'4")

Upvc double glazed window, large, double, walk in shower enclosure with thermostatic rainhead shower, pedestal wash hand basin, low level WC, tiled walls, chrome towel rail/ radiator. Extractor.

### Outside

Established cottage style gardens to the front and rear, the rear garden having a paved patio, loose stone display garden and an AstroTurf sitting area. Large timber shed. There is off road car parking at the front.

### Council Tax

Sefton MBC band B

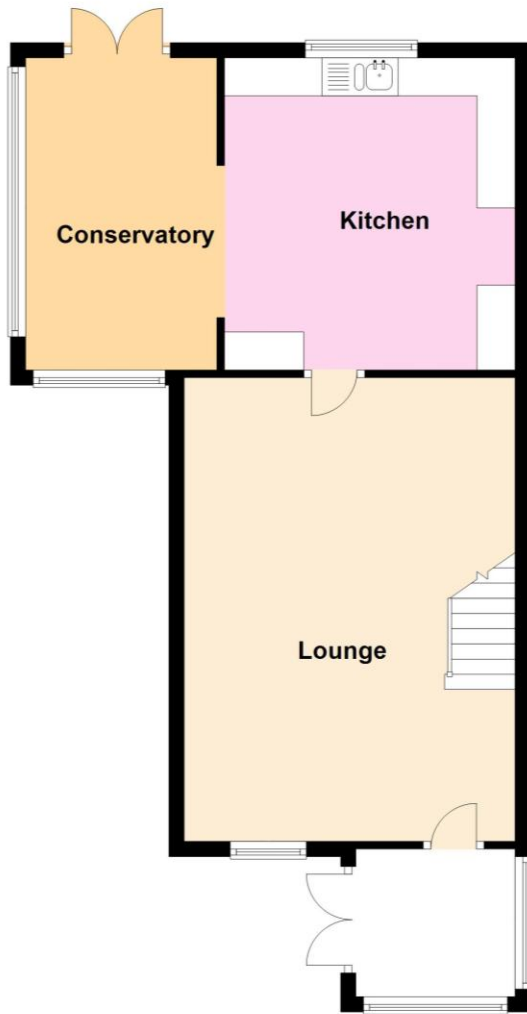
### Tenure

Freehold.





### Ground Floor



### First Floor



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



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