



26 Aveling Drive
Banks, PR9 8BJ, £190,000
'Subject to Contract'

This deceptively spacious linked semi-detached family house is conveniently situated to the head of private cul de sac location close to the semi-rural Village of Banks offering excellent commuter link access via the A565, a number of shops, Super Market and Schools. Internally the property is immaculate in presentation and very briefly includes; entrance hall, lounge leading to conservatory & kitchen with further access to adjoining utility to side including useful store and WC. To the first floor there are two double bedrooms and a modern style family bathroom suite. The gardens are particularly well maintained and arranged for ease of maintenance and there is off road parking for numerous vehicles to front. Early Viewing Advised.

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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 outer door, Upvc double glazed windows and tiled flooring. Useful built in cupboard and recessed spotlighting. Upvc double glazed inner door leads to...

Entrance Hall

Staircase leads to first floor with handrail, spindles and newel post. Woodgrain laminate style flooring and opaque Upvc double glazed window to side. Glazed vanity wall mirror, recessed spotlighting and door leads to...

Lounge - 6.02m x 3.02m (19'9" x 9'11" into recess)

Upvc double glazed bow bay window to front, picture rail and ceiling moulding. Woodgrain laminate flooring and inner doors lead to both conservatory and separate door leading to....

Kitchen - 2.82m x 2.26m (9'3" x 7'5")

Upvc double glazed window overlooks rear garden, kitchen incorporates attractive range of built in base units including cupboards and drawers, wall cupboards with under unit lighting and working surfaces. Single bowl sink unit with mixer tap and drainer. Appliances include electric oven with four ring ceramic style hob, concealed extractor over and plumbing available for dishwasher. Useful cupboard access to under stairs and Karndean flooring laid with Upvc double glazed inner door leading to....

Inner Hall/ Utility Area - 6.35m x 1.65m (20'10" x 5'5" reducing to 2'8")

Dual access via front and leading to rear including composite front door and Upvc double glazed door to rear. Inner hallway opens to utility area with useful built in base units, cupboards drawers, wall and glazed china cupboards both with under unit lighting and space in available for free standing fridge freezer. Tile effect woodgrain flooring and recessed spotlighting. Door leads to...

Tool Cupboard/ Store - 1.4m x 0.94m (4'7" x 3'1")

Recessed spotlighting, wall panelling and tiled effect style flooring.

WC - 1.37m x 2.13m (4'6" x 7'0")

WC, and plumbing available for washing machine, space for free standing fridge freezer and partial wall panelling. Recessed spotlighting and tile effect wooden flooring.

Conservatory - 4.6m x 2.92m (15'1" x 9'7")

Upvc double glazed double doors and windows lead to rear garden. Karndean flooring with conservatory doubling as useful dining area which is centrally heated and also enjoys a 'Warm Roof'

First Floor Landing

Upvc opaque double glazed window to side, loft access via drop down ladder and measuring 7'4" x 16'7" (a definite feature.)

Bedroom 1 - 2.72m x 4.22m (8'11" x 13'10" to rear of wardrobes)

Two Upvc double glazed windows to front and fitted wardrobe, drawers and flyover storage cupboard to one wall. Recessed spotlighting and woodgrain laminate style flooring.

Bedroom 2 - 2.59m x 3m (8'6" x 9'10")

Upvc double glazed window to rear, useful built in cupboard to one wall and woodgrain laminate style flooring continues.

Bathroom - 1.6m x 2.18m (5'3" x 7'2")

Opaque Upvc double glazed windows to side and overlooking rear. Three piece modern white suite comprising of low level WC, vanity wash hand basin with waterfall style mixer tap and L shaped panelled bath with glazed shower screen, plumbed in rainfall style shower, mixer tap and hand held shower attachment. Wall to floor panelling with ladder style chrome heated towel rail, panelled ceiling, recessed spotlighting and extractor.

Outside

The property occupies the head of a private, un-adopted cul-de-sac location with wrought iron gated secure parking access to hard surface driveway for numerous vehicles. The front also include loose stone borders with laurel hedging. Access to rear of property includes enclosed garden very well presented and arranged for ease of maintenance predominantly flagged patio with loose slate borders, AstroTurf lawn and fencing.

Council Tax

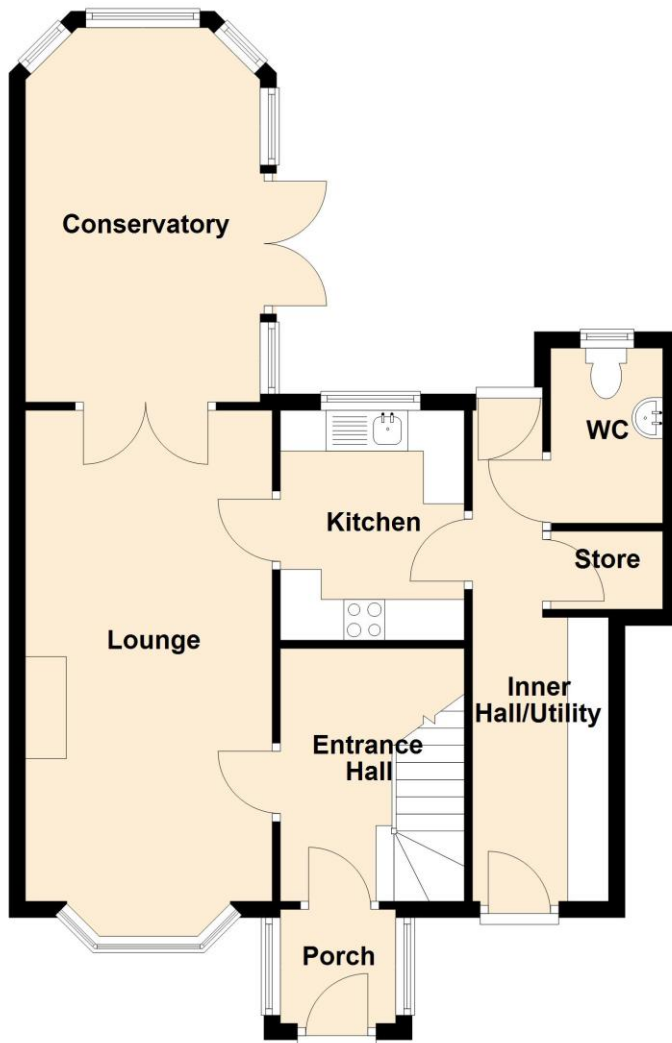
Sefton MBC band B.

Tenure

Freehold.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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