



22 Church Road, Banks, Southport, PR9 8ET

£185,000

Subject to Contract

Early viewing essential. This semi detached retirement bungalow has been comprehensively modernised and refurbished by the present owner. Works carried out to the property include, replacement windows, rewiring, new central heating, new bathroom, new kitchen, new LVT flooring, garden landscaped and garden shed with power. An inspection is essential to appreciate the layout and works carried out to this property and the centrally heated and double glazed accommodation briefly includes, entrance hall, lounge, kitchen, 2 bedrooms and shower room. The bungalow forms part of a retirement development of similar semi detached bungalows aimed at buyers of 55 years or above and is situated in the centre of Banks Village. No Chain Delay.

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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

Side Entrance

Composite outer door with double glazed insert LVT woodgrain flooring extending to the majority of the rooms. Upvc double glazed window. Useful cloaks cupboard.

Lounge - 4.9m x 3.12m (16'1" x 10'3")

LVT woodgrain flooring, Upvc double glazed double doors leading to the rear garden. Opening to...



Kitchen - 2.46m x 1.83m (8'1" x 6'0")

Tiled floor, 'High Gloss Grey' units including base units with cupboards and drawers, wall cupboards and cupboard housing 'Main' gas central heating boiler. Inset single drainer sink unit with mixer tap. Four ring ceramic hob with cooker hood above and electric oven below. Recess and plumbing for washing machine and recess for fridge freezer.



Inner Hall

Bedroom 1 - 3.73m x 2.21m (12'3" x 7'3" extending to 8'8")

Upvc double glazed window, LVT woodgrain flooring.



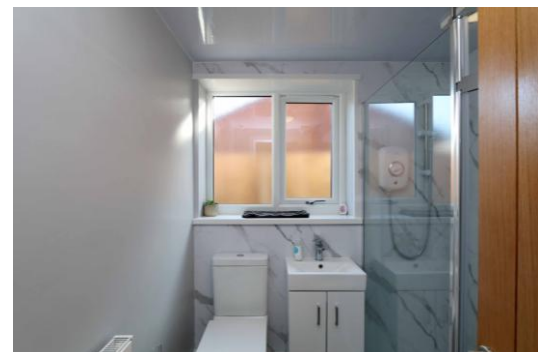
Bedroom 2 - 2.72m x 2.29m (8'11" x 7'6" extending to 9')

Upvc double glazed window, LVT flooring.



Shower Room - 1.83m x 1.93m (6'0" x 6'4")

Walk in double shower enclosure with 'Triton' electric shower, vanity wash hand basin with cupboards below, low level WC. Tiled floor. Extractor. Upvc double glazed side window.



Outside

There are gardens to both front and rear, the property can be approached via Fleetwood Crescent from the rear and double gates provide access to off road paved parking. The rear garden is planned with patio, lawn and a useful shed which is installed with power supply.

Restrictions

There is an age limit for residents of 55 years or above.

Council Tax

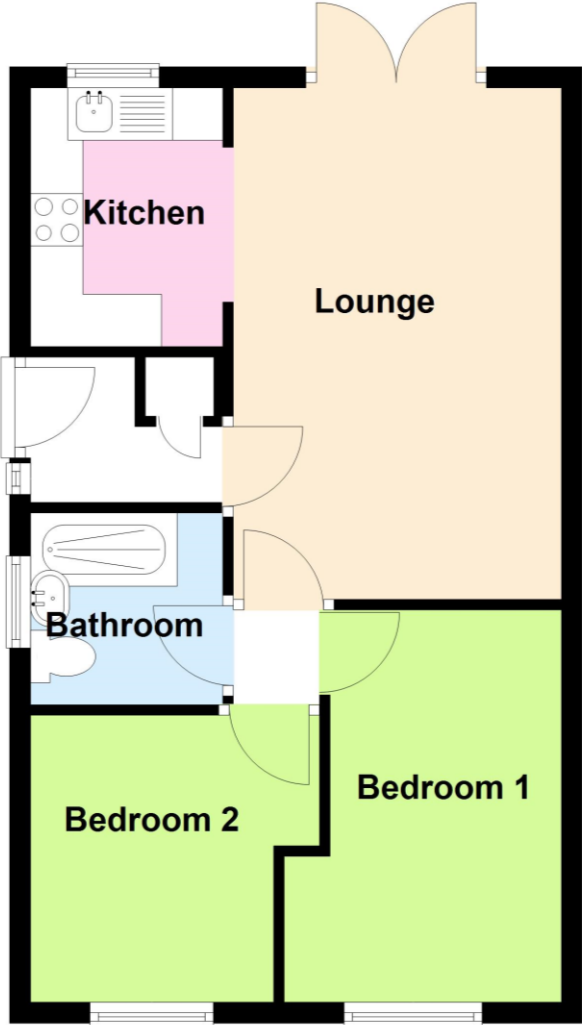
West Lancs band B.

Tenure

Freehold.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(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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