



## **2 Abington Drive, Banks, Southport, PR9 8FL**

### **£450,000 Subject to Contract**

This detached house is the popular 'Mountbatten' style on the second phase of the Redrow Development at Banks. The centrally heated and double glazed accommodation briefly include; entrance hall with cloakroom, lounge, dining room, study, dining kitchen, utility room. On the first floor there are four double bedrooms, two of which have ensuite facilities and a family bathroom. The established well maintained landscaped gardens to both the front and rear are an undoubted feature, there is off road car parking for a number of vehicles and a two car width garage. The property is convenient for local facilities with further facilities found at Churchtown Village and the Southport Town Centre.

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*Southport's Estate Agent*



### Open Arched Entrance Porch

Tiled floor, composite outer door with double glazed stained glass and leaded inserts....

### Entrance Hall

Staircase to the first floor with oak handrail, spindles and newel post. Useful storage cupboard. Double doors to the lounge.

### Cloakroom - 2.08m x 1.6m (6'10" x 5'3")

Pedestal wash hand basin, low level WC, Upvc double glazed and leaded window.

### Lounge - 6.22m x 3.91m (20'5" x 12'10")

Upvc double glazed window overlooking front garden, Upvc double glazed double doors lead to the rear garden. Living flame gas fire in attractive fireplace and hearth.

### Dining Room - 3.3m x 3.45m (10'10" x 11'4")

Upvc double glazed double doors lead to the rear garden.

### Study - 2.31m x 3.4m (7'7" x 11'2")

Upvc double glazed and leaded window.

### Dining Kitchen - 4.27m x 3.35m (14'0" x 11'0")

Upvc double glazed window with single drainer one and half bowl sink unit with mixer tap below. A range of base units with cupboards and drawers, wine rack, pull out vegetable basket, wall cupboards, glazed china cupboard, corner display unit. Working surfaces, mid way wall tiling. Five burner stainless steel gas hob, cooker hood above, split level one and half electric oven, fridge freezer, dishwasher.

### Utility Room - 2.29m x 1.52m (7'6" x 5'0")

Sink unit with mixer tap, base unit, wall cupboard, working surfaces. Plumbing for washing machine, 'Baxi' gas central heating boiler. Composite door to outside.

### First Floor Galleried Landing

### Bedroom 1 - 3.66m x 4.5m (12'0" to front of wardrobes x 14'9")

Built in wardrobes to one wall, recessed spotlighting, Upvc double glazed and leaded window.

### Ensuite Bathroom - 1.78m x 2.79m (5'10" x 9'2")

White suite including twin grip panelled bath, pedestal wash hand basin, low level WC, step in shower enclosure with thermostatic shower. Part wall tiling, recessed spotlighting, electric shaver point, extractor. Upvc double glazed and leaded window.

### Bedroom 2 - 3.3m x 3.2m (10'10" extending to 12'10" to rear of wardrobes x 10'6")

Built in wardrobes, centre dressing table over head storage cupboards. Upvc double glazed window.

### Ensuite Shower Room - 2.29m x 1.02m (7'6" x 3'4")

Step in shower enclosure with thermostatic shower, pedestal wash hand basin, low level WC, part wall tiling, electric shaver point. Extractor. Upvc double glazed window.

### Bedroom 3 - 3.51m x 2.92m (11'6" x 9'7" to front of wardrobes)

A range of recessed wardrobes. Upvc double glazed and leaded window.

### Bedroom 4 - 2.59m x 3.91m (8'6" x 12'10")

With fitted desk, drawers and cupboards, book and display shelving above. Upvc double glazed window.

### Bathroom - 2.29m x 2.54m (7'6" x 8'4" overall)

Twin grip panelled bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, low level WC. Half tiled walls, electric shaver point, extractor. Recessed spotlighting.

### Outside

The property stands in attractive well maintained gardens to the front and rear. The rear garden has a large paved patio area shaped lawn, borders stocked with a variety of shrubs, plants and specimen trees. External tap, wisteria. There is a brick garage to the side measuring 17' x 17' with electric light and power supply and electric up and over door. There is off road car parking for a number of vehicles to the front.

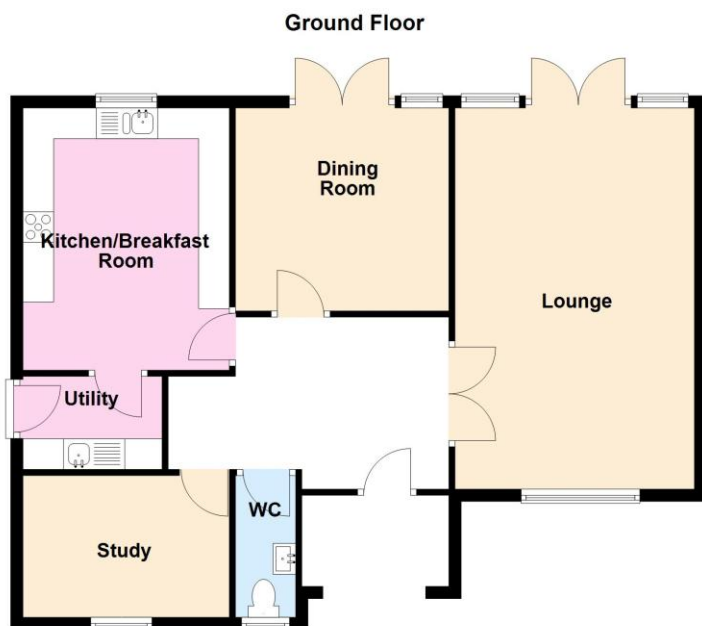
### Council Tax

West Lancs band F.

### Tenure

Freehold.





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