



**7 Glebe Lane, Banks, Southport, PR9 8EU**

**£149,000**

**Subject to Contract**

This semi detached house is offered for sale with no chain delay. The property is situated in an established cul-de-sac off Church Road in the centre of Banks Village. In need of modernisation but offering excellent potential the accommodation of the property briefly includes; lounge, dining room, kitchen, utility room, bathroom, with three bedrooms on the first floor, there are gardens to the front and rear, The property occupies a good sized plot and there is scope to extend to the side and rear, subject to the usual consents being obtained.

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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

**Lounge - 2.79m x 4.37m (9'2" x 14'4")**

Upvc double glazed outer door and window. Gas fire and surround.

**Rear Lounge/ Dining Room - 3.3m x 4.37m (10'10" x 14'4")**

Gas fire and surround, Upvc double glazed window.

**Kitchen - 2.18m x 2.59m (7'2" x 8'6")**

Double drainer, single bowl stainless steel sink unit, base units, wall cupboards and working surfaces.

**Rear Porch**

Access to the garden.

**Utility Room - 2.16m x 1.35m (7'1" x 4'5")**

Upvc double glazed window.

**Bathroom - 2.82m x 2.13m (9'3" x 7'0")**

Two Upvc double glazed windows, pedestal wash hand basin, panelled bath, low level WC. Airing cupboard

**First Floor Landing**

Electric wall heater.

**Bedroom 1 - 3.02m x 4.39m (9'11" x 14'5")**

Upvc double glazed windows, electric wall heater.

**Bedroom 2 - 3.05m x 2.67m (10'0" x 8'9")**

Upvc double glazed window, electric wall heater.

**Bedroom 3 - 2.21m x 2.77m (7'3" x 9'1")****Outside**

Established gardens to the front and rear, space at the side for a car and room to the rear for a garage, subject to the usual consent being obtained.

**Council Tax**

West Lancs band B.

**Tenure**

The property is not registered and the tenure is believed to be Freehold, subject to formal verification.

**Mobile Phone Signal**

Check signal strengths by clicking this link:

<https://www.signalchecker.co.uk/>

**Broadband**

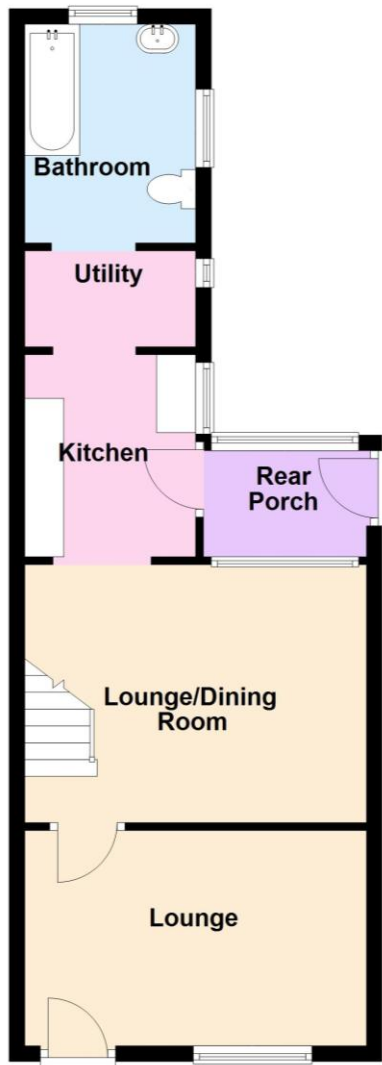
Check the availability by clicking this link:

<https://labs.thinkbroadband.com/local/index.php>





### Ground Floor



### First Floor



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.