



**8 Abington Drive
Banks, Southport, PR9 8FL, £525,000
'Subject to Contract'**



12A Anchor Street, Southport, Merseyside PR9 0UT
01704 512121 F 01704 512122
sales@christinsley.co.uk www.christinsley.co.uk

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

Set within a mature, well-screened plot and forming part of the second Redrow development phase, this larger-style detached residence, known as the 'Beaufort' is one of the most sought-after designs by renowned builders 'Redrow Homes'. Positioned alongside a charming copse of trees and set well back from the road, the property offers both privacy and presence in equal measure. The immaculate and generously proportioned accommodation is ideal for modern family living, featuring multiple reception rooms and a magnificent open-plan dining kitchen, perfect for entertaining and day-to-day life. A separate utility room and access to the adjoining double-width garage enhance practicality, while a cosy snug provides additional living space and a separate dining room and conservatory overlook the delightful gardens. To the first floor, there are five well-appointed bedrooms, two of which enjoy their own en-suite facilities, including a master bedroom with walk-in wardrobe along with a separate family bathroom. The established and private gardens are a standout feature, beautifully maintained and bordered for maximum seclusion, a true extension of the home's living space. Conveniently located, the property is just moments from Banks Village and offers excellent commuter links via the nearby A565, providing direct access to Ormskirk, Liverpool, and Southport.

Entrance Hall

Large entrance door access leads to hall with partial space panelling to walls with cupboard under stairs and handrail, spindles and newel post to first floor. Door leads to main accommodation and further door leads to...

Cloakroom/ WC - 1.75m x 1.09m (5'9" x 3'7")

Upvc double glazed window, low level WC, pedestal wash hand basin with tiled splashback.

Lounge - 5.99m x 4.37m (19'8" x 14'4")

Upvc double glazed window, living flame gas fire with marble interior, hearth and wooden pillared fire surround and mantle piece. Upvc double glazed double doors and side screens lead to...

Conservatory - 3.53m x 3.35m (11'7" x 11'0")

Upvc double glazed double doors and windows lead to enclosed garden at the rear. Tiled flooring and ceiling fan with light point.

Dining Room - 3m x 4.14m (9'10" x 13'7")

Upvc double glazed window overlooks gardens to rear.

Dining Kitchen - 6.63m x 3.35m (21'9" x 11'0")

Most attractive modern fitted kitchen with Upvc double glazed window overlooking garden at the rear. Kitchen is arranged in a solid wood shaker style with a number of soft close built in base units including cupboards and drawers, wall cupboards with under unit lighting and glazed China cupboards. 'Calacatta Ouro Quartz' working surfaces comprise inset one and half bowl sink unit with mixer tap and drainer. Appliances include; built-in AEG fan assisted oven with touch controls and Pyrolytic cleaning, AEG microwave/combination oven above, AEG 800cm 5 ring induction hob and Elica extractor hood. Siemens integrated dishwasher. Space is available for free standing American fridge freezer. 'Amtico' style LVT flooring laid with open plan access to dining area and archway leading to snug. Door leads to...

Utility Room - 3.05m x 1.63m (10'0" x 5'4")

Upvc double glazed door to side with complimentary built in base units including cupboards and drawers, wall cupboards and single bowl sink unit with mixer tap and drainer. Plumbing is available for washing machine, space for tumble dryer. Amtico style LVT flooring continues and door leads to...

Double Width Integral Garage - 5.28m x 5.28m (17'4" x 17'4")

Access via electric remote up and over door, double width in size with electric light and power supply and glazed window with curtesy door leading to main accommodation and side/ rear. Garage also includes base units with cupboards and drawers, wall cupboards and additional roof space to pitch.

Snug - 3.02m x 3.23m (9'11" x 10'7")

Upvc double glazed window, LVT flooring and coving.



First Floor Landing

Partial galleried landing access with Upvc double glazed window and built in airing cupboard housing hot water cylinder. Loft access.

Master Bedroom - 3.73m x 4.8m (12'3" x 15'9")

Upvc double glazed window to front, doors lead to...

Walk in Wardrobe/ Dressing Room - 2.16m x 2.18m (7'1" to rear of wall cupboards x 7'2")

Upvc double glazed window, open hanging space and shelving.

En-suite - 2.54m x 2.18m (8'4" x 7'2")

Four piece white suite comprising of low level WC, pedestal wash hand basin and panelled bath with twin grip, step in shower enclosure with thermostatic shower and part wall tiling.

Bedroom 2 - 3.23m x 4.17m (10'7" x 13'8")

Upvc double glazed windows, fitted wardrobes and door leads to...

En-suite - 1.7m x 3.38m (5'7" into door recess x 11'1" into shower recess)

Upvc double glazed window with three piece white suite comprising of low level WC, pedestal wash hand basin and step in shower enclosure with thermostatic shower and part wall tiling.

Bedroom 3 - 3.78m x 2.51m (12'5" to rear of wardrobes x 8'3")

Upvc double glazed window, fitted wardrobes with hanging space and shelving.

Bedroom 4 - 3.07m x 2.13m (10'1" x 7'0" overall)

Upvc double glazed window to rear.

Bedroom 5 - 3.38m x 2.51m (11'1" into door recess x 8'3")

Upvc double glazed window overlooks rear.

Bathroom - 2.49m x 2.49m (8'2" x 8'2")

Upvc double glazed window, five piece modern suite comprising of low level WC, bidet, twin grip panelled bath with mixer tap and telephone style shower attachment and pedestal wash hand basin. Step in shower enclosure with thermostatic shower, part wall tiling and extractor.

Outside

The property is well set back from the road and occupies one of the most impressive plots on the development including shaped lawn with hard surface driveway, off road parking for numerous vehicles and access to double width garage via remote up and over door. The borders are well stocked with a variety of plants, shrubs and trees and enclosed rear garden access is a most definite feature with flagged patio, shaped lawn and more established borders. The property is not directly overlooked.

Council Tax

West Lancs band F.

Tenure

Freehold.

Mobile Phone Signal

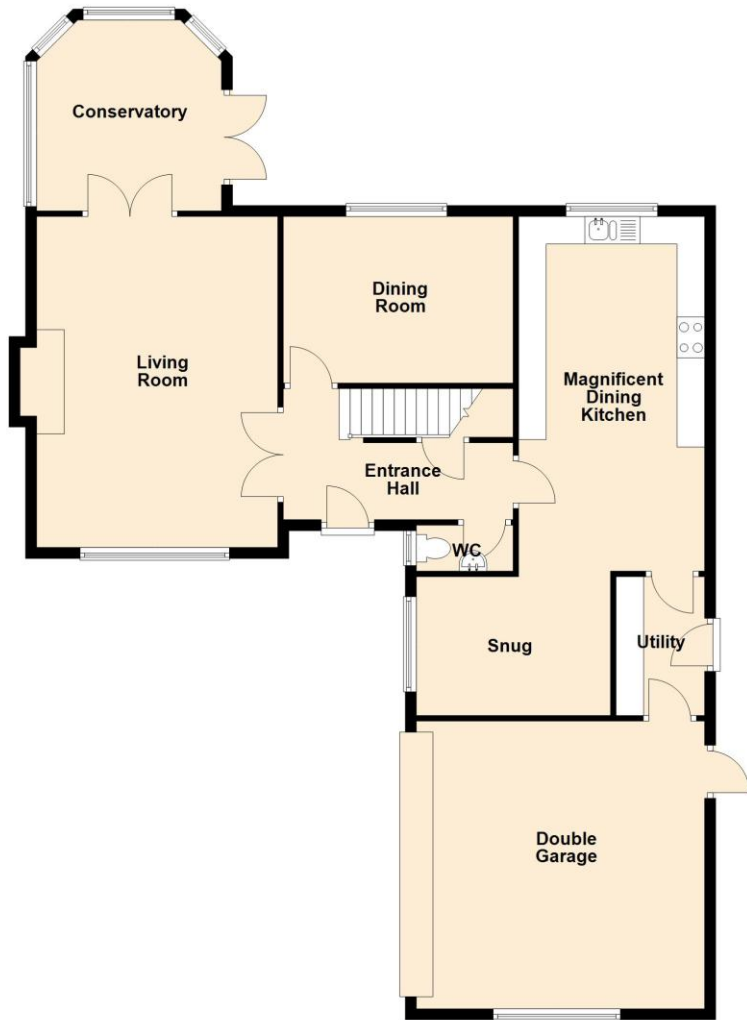
Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband

Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.