



61 Westerdale Drive, Banks  
Southport



In Excess of £400,000

# 61 Westerdale Drive

Banks, Southport

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four Bedroom Detached Home
- Tastefully Decorated Throughout
- Stunning Well-Equipped Kitchen
- En-Suite & Family Bathroom
- Downstairs Shower Room
- Beautifully Maintained Garden
- Electric Door Integral Garage
- Indian Stone Patio
- Separate Utility Room
- Peaceful Location Close To Amenities



REAR GARDEN

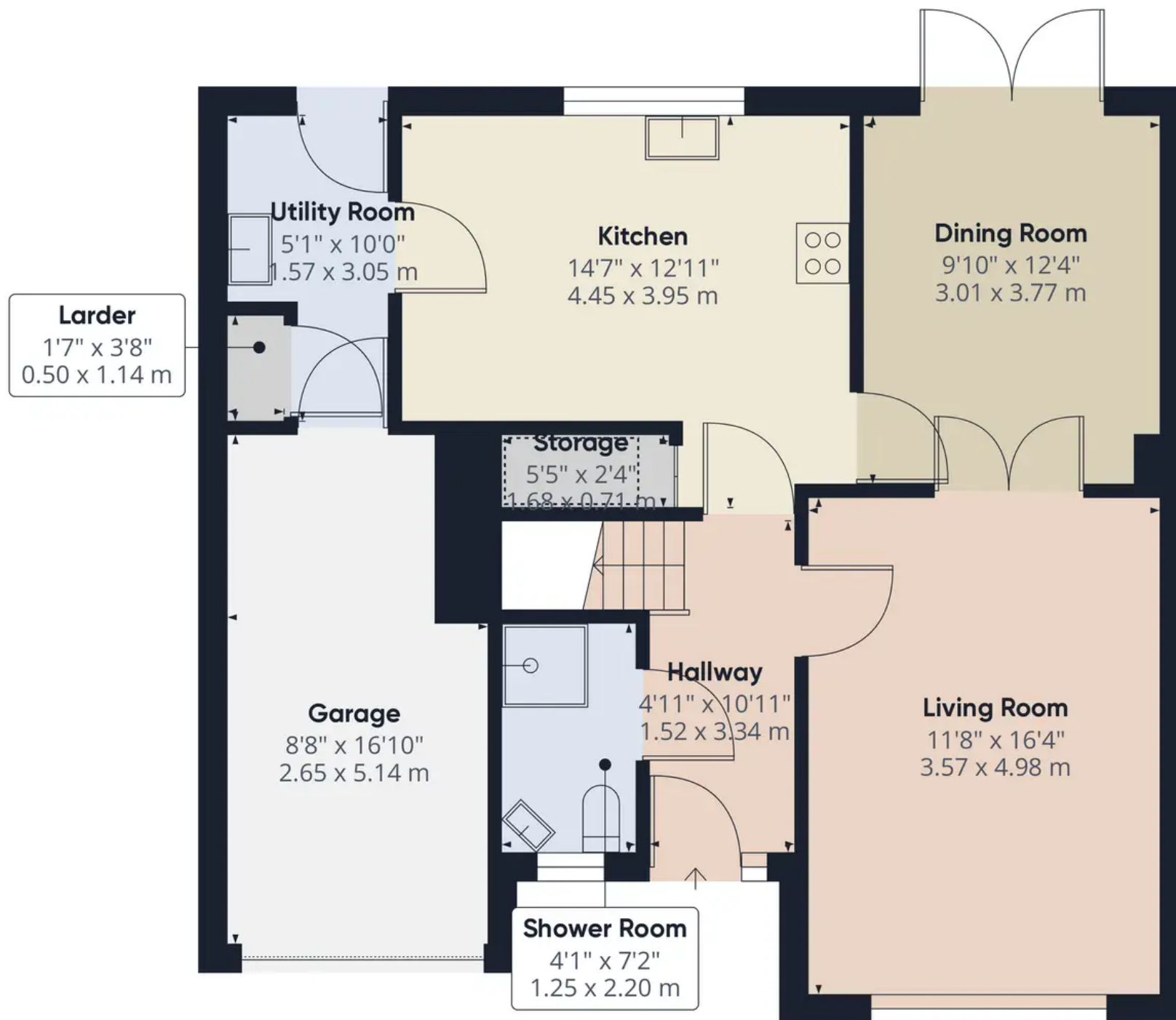
GARAGE

Single Garage

DRIVEWAY

3 Parking Spaces





Floor 0

**Approximate total area<sup>(1)</sup>**

794.35 ft<sup>2</sup>


73.8 m<sup>2</sup>

**Reduced headroom**

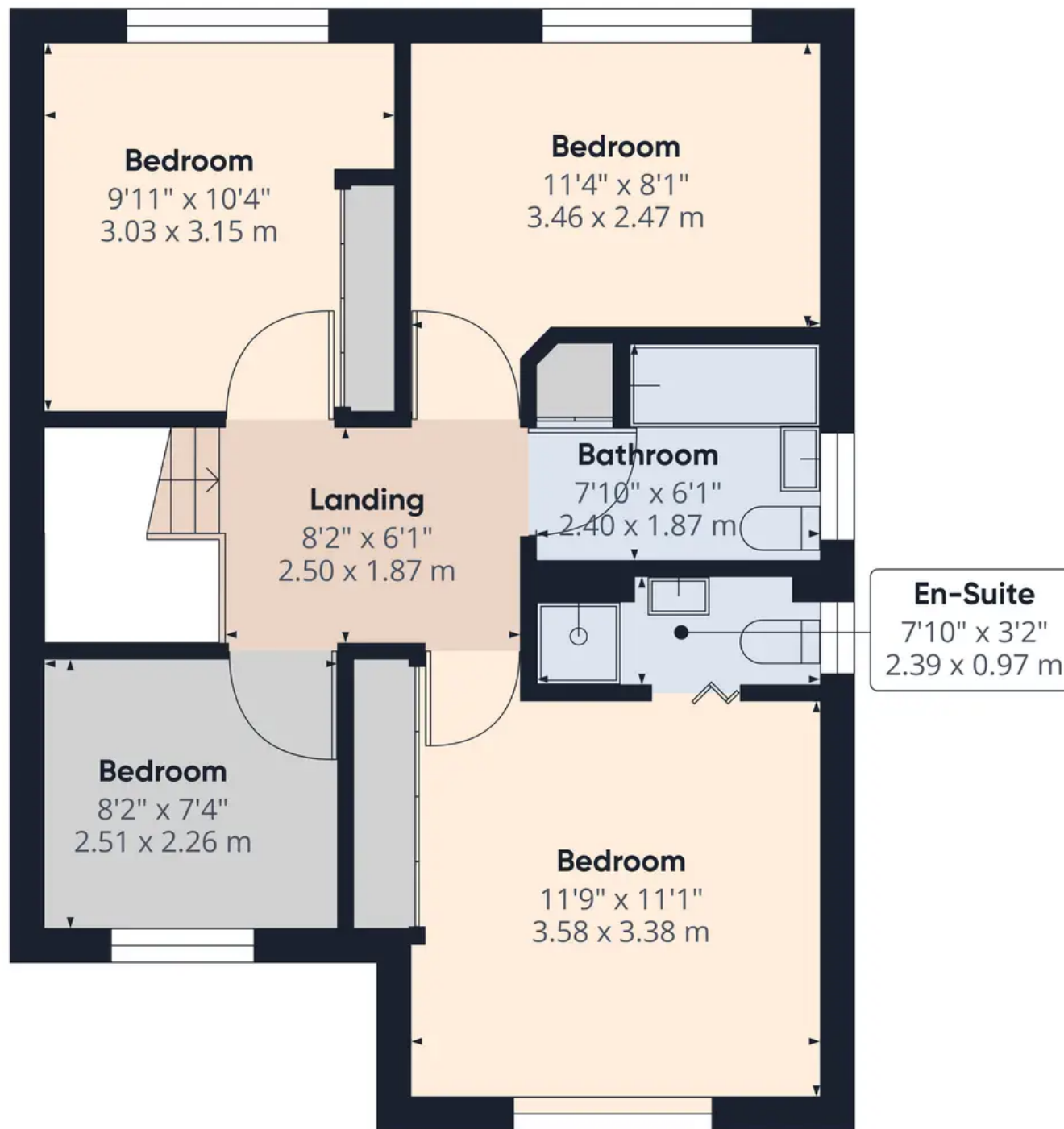
10.09 ft<sup>2</sup>

0.94 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Floor 1

Approximate total area<sup>(1)</sup>

530.67 ft<sup>2</sup>

49.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE360



## Nicholls and Barnes

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