

**Westerdale Drive,
Banks**


SMART MOVE



Asking Price **£293,950**



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For those seeking a detached family home in a sought after location, then look no further than this well presented four bedroom home on Westerdale Drive. Built by Redrow in 1998, this development has aged well and is regarded locally as one of "The" roads to live on, due to the mature open green areas and high spec larger style design of the homes. This property is offered for sale with benefit of NO ONWARD CHAIN and vacant possession, making ready to move straight in to as soon as you are ready. Internal inspections are by appointment via Smart Move, so enquire now and book to see what just may be your dream home.

The accommodation spans around 1,230 sq ft and in brief includes: entrance hallway with stairs to the first floor, ground floor WC, spacious main lounge, modern fitted kitchen, utility / laundry room, dining room, attached single garage, first floor landing with loft access point, master bedroom with fitted wardrobes and en suite shower room off, three further bedrooms and the first floor family bathroom. Outside there is off road parking to the front, both on the double width driveway and also within the attached garage. Also in front there is a mature lawned garden, whilst the main garden is to the rear and boasts a paved sun terrace, generous lawn, fenced perimeter, timber summer house and decking area.

About the Local Area: Banks is a large coastal village in Lancashire. It lies south of the Ribble estuary and four miles (6 km) north-east of Southport. The village is administered by West Lancashire Borough Council, and by North Meols parish council for parochial matters. It is in the South Ribble parliamentary constituency. Banks is the largest of the villages in the parish of North Meols on the West Lancashire coastal plain.





*** Modern Detached Family Home with NO ONWARD CHAIN**

*** Modern Kitchen plus Utility / Laundry Room**

*** En Suite Shower Room to Master Bedroom**

*** Double Width Driveway & Attached Single Garage**

*** Peaceful Location on an Established Redrow Development**

*** Lounge & Separate Dining Room**

*** Four Bedrooms to the First Floor - Two with Fitted Wardrobes**

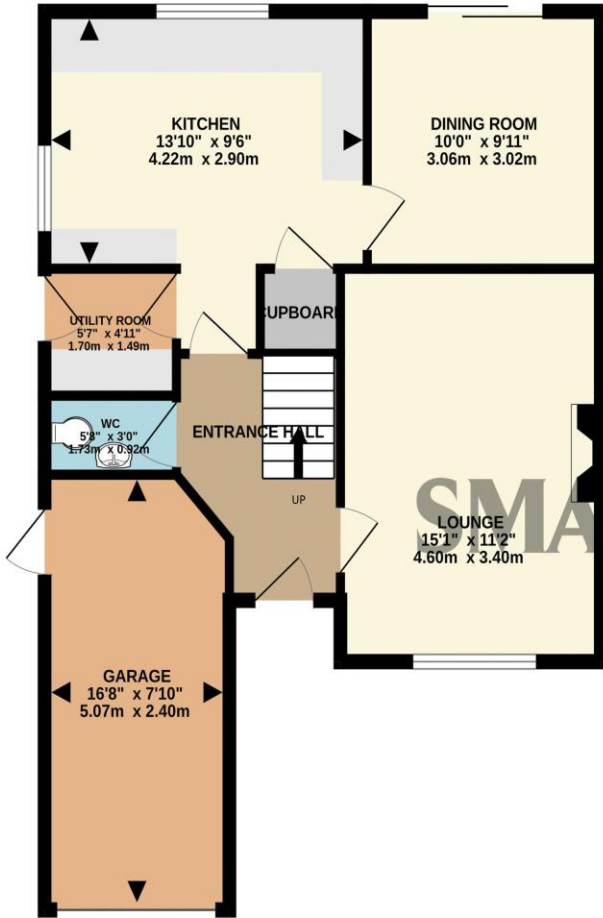
*** Ground Floor WC & First Floor Family Bathroom**

*** Front & Rear Established Gardens**

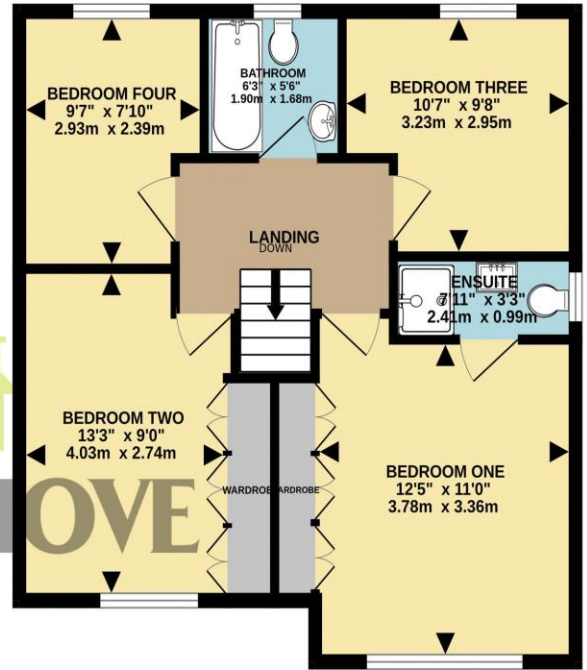
*** Freehold, Council Tax Band D, UPVC DG, GCH & EPC - D**



GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.

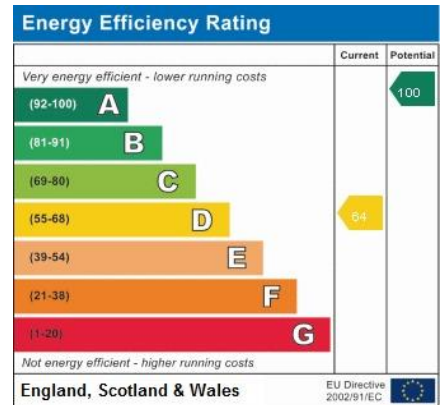


1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address:
Westerdale Drive, Banks

rightmove



PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.