

**Maesbrook Close,
Banks**


SMART MOVE



Asking Price **£299,950**



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Tucked away at the end of a peaceful cul-de-sac lies this detached family home, which has been well looked after by the current owner and is now ready for a new family to take over. The accommodation spans around 1,313 sq ft, whilst outside there is ample off road parking on the driveway to the front, which has been extended to fit 4 + vehicles, whilst to the rear there is a private garden which benefits from being not overlooked, which is a rarity for most modern homes. Internal inspection is by appointment via Smart Move, so enquire now and book your individual tour of this fantastic property.

The internal layout of the property in brief includes: entrance hallway with stairs to the first floor, lounge, dining room, conservatory, modern fitted kitchen with separate utility room off, ground floor WC, the rear part of the garage has been converted to provide an additional internal store / utility room, while the front of the garage is still accessed via the up-and-over garage door for additional storage or parking of a motorcycle. To the first floor is a central landing which has a built in storage cupboard and loft access point, bedroom one has fitted wardrobes and a three piece en suite shower room, three further bedrooms and the three piece family bathroom completes the accommodation.

Outside the property there is off road parking to the front on the driveway, as well as access to the attached garage. NB: The garage has been part converted, meaning that it is not large enough now to accommodate a car, but could fit a motorcycle, simply be used for additional storage, or to be converted fully to create an additional living space (STPP.) Access around to the rear is through gated access down the side of the property, which leads to the main garden at the rear. The rear garden faces a westerly direction and includes a paved patio area, mature lawn, planted shrubs and an enclosed fenced perimeter.

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.



*** Four Bedroom Detached House in a Peaceful Cul-de-Sac**

*** Lounge, Dining Room & Conservatory**

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

*** Extended Driveway & Garage Part Converted**

*** Freehold, PVC Double Glazing & Gas Central Heating**

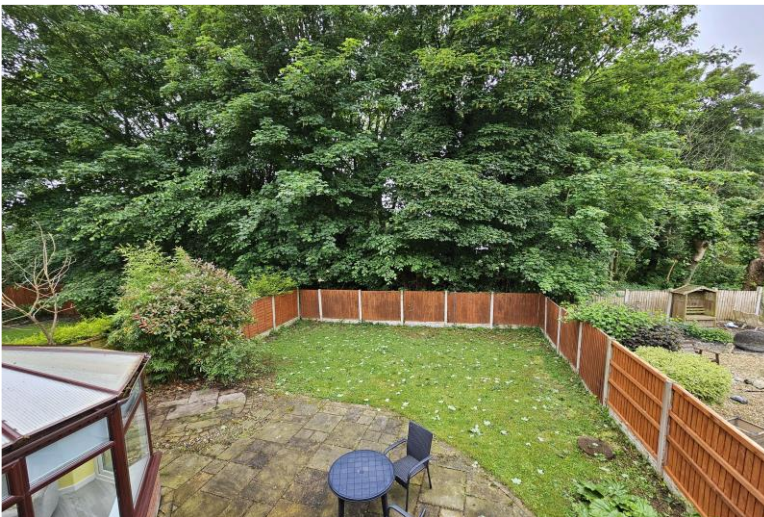
*** Not Overlooked to the Rear**

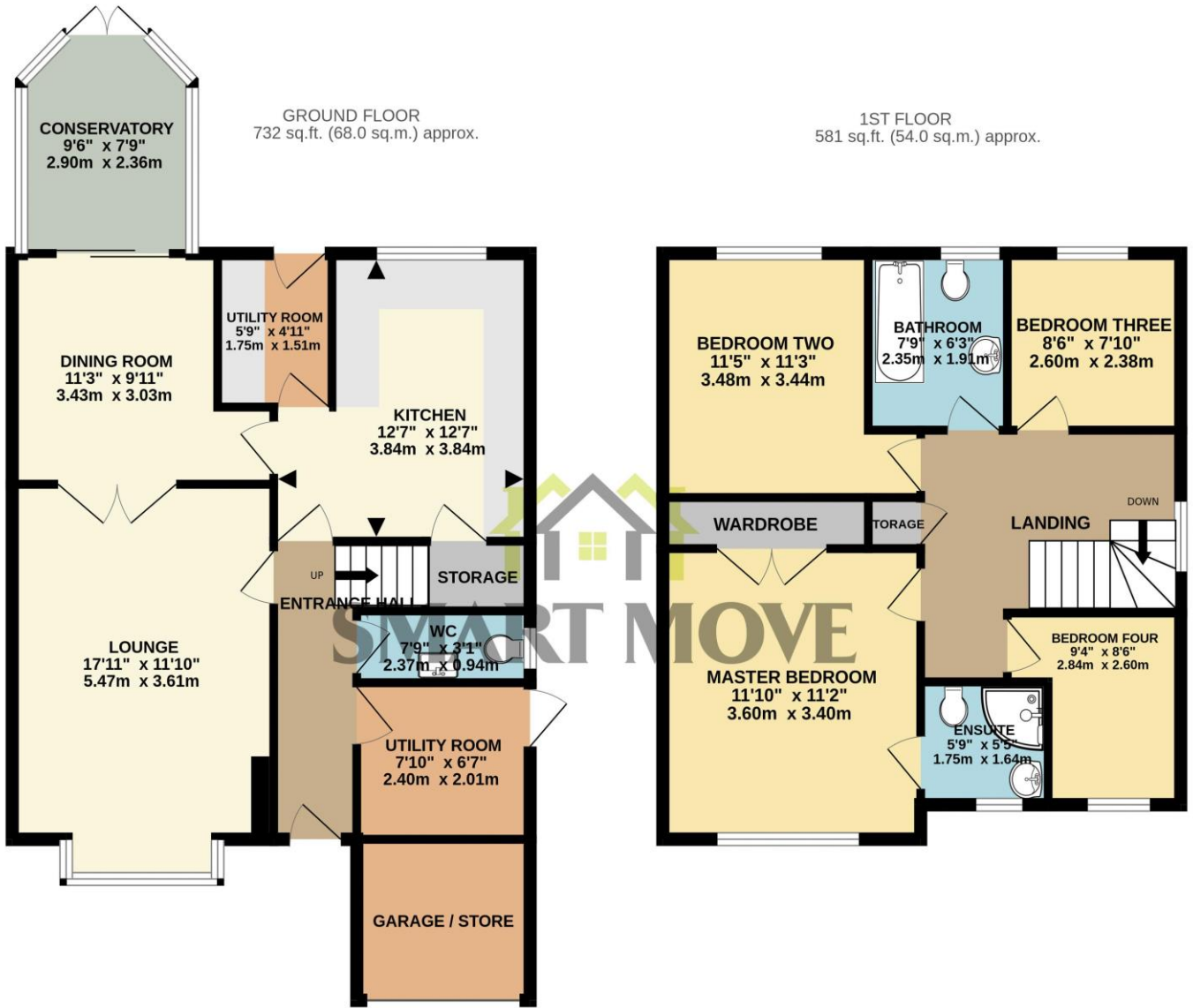
*** Modern Fitted Kitchen & Separate Utility Room**

*** En Suite Shower Room to Bedroom One**

*** Private Enclosed Rear Garden - West Facing**

*** Council Tax Band E & EPC Rating of C**





Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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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Smart Move – Tarleton
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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.