

**Guinea Hall Lane,
Banks**


SMART MOVE



Asking Price **£293,000**



01772 811899

www.smartmoveproperties.net

tarleton@smartmoveproperties.net

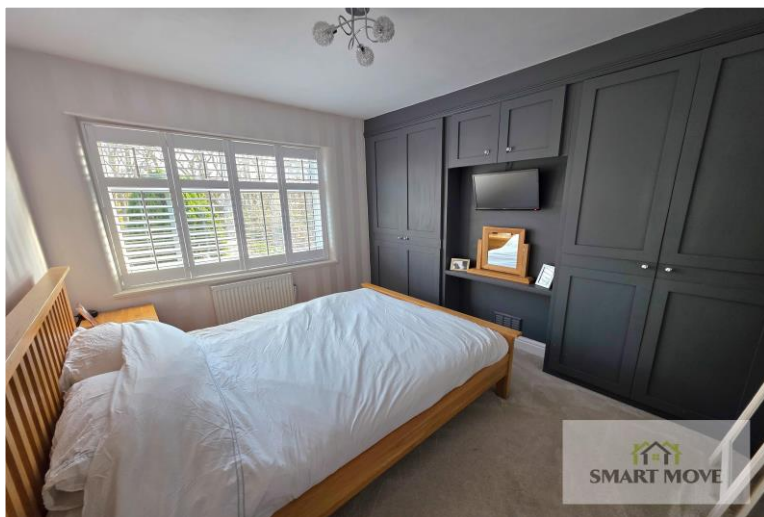


Having undergone numerous upgrades in recent years, the tradition façade of this semi detached home in no way does justice to what lies within, as the current owners have been busy making numerous improvements during there time here, making viewing in person strongly recommended. Benefitting from being not overlooked to the front or rear, this three bedroom home is move-in-ready, yet also has long term potential for extension (STPP) making this one home which is sure to be snapped up quickly.

The internal layout of the property in brief includes: entrance hall with staircase leading to the first floor, lounge with bay window to the front of the property, open plan kitchen and family room with bi-folds opening to the rear garden, a feature multi fuel stove fire and WOW factor modern fitted kitchen, two piece ground floor WC, first floor landing with loft access point, three bedrooms (all of which have fitted wardrobes,) and the three piece first floor bathroom completes the accommodation.

The property boasts ample off road parking, as the front is block paved to accommodate 4+ cars, plus there is additional parking down the side of the property on a further block paved driveway space, at the end of which is the detached single garage. NB: There is also a EV charger fitted to the front of the property. The main garden is located to the rear and boasts a raised timber sun terrace with steps down to the mature lawned garden, which is bordered by mature trees and shrubs. At the end of the garden is the detached gym / garden room, which has light and power, as well as bi-folds opening onto a small decked area. Beyond the end boundary are views over a rural open field, making for a wonderful backdrop to the private garden.

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.

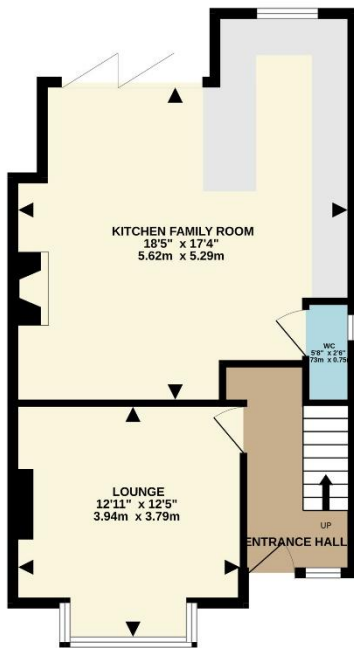


- * Three Bedroom Semi Detached House
- * Ground Floor WC & First Floor Bathroom
- * Generous Driveway & Detached Single Garage
- * Mature Rear Garden with Open Rural View
- * EV Charger, UPVC DG, GCH & Freehold

- * Lounge & Open Plan Kitchen Family Room
- * Three Bedrooms - All with Fitted Wardrobes
- * Detached Gym / Garden Room
- * Council Tax Band C
- * EPC Rating F (Graded Prior to Modernisation)



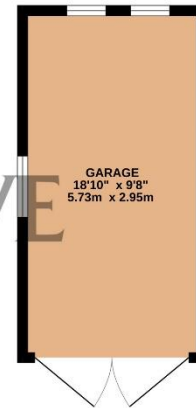
GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



DETACHED GARAGE
183 sq.ft. (17.0 sq.m.) approx.



GYM / GARDEN ROOM
135 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.0 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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

rightmove



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.