

**Guinea Hall Lane,  
Banks**

  
**SMART MOVE**



**Asking Price £265,000**



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Smart Move are delighted to present to the market this traditional semi detached house, available with benefit of NO ONWARD CHAIN and enjoying fantastic views to the rear. This deceptively spacious home spans around 1,074 sq ft (excluding the garage) and has potential for extensions, either out to the side, rear or into the loft space (subject to planning permission,) making this a property that has long term potential to grow with your families needs. Viewings are by appointment via Smart Move so contact us now to enquire further and to book your individual tour.

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, two piece ground floor WC, rear sitting room with open plan arch to the dining room, separate fitted kitchen boasting a excellent range of fitted eye and base level wall units on all sides and with an external side access door onto the driveway, first floor landing with loft access point, three bedrooms and the first floor family bathroom completes the accommodation.

This traditional semi detached home offers ample off road parking to the front and left-hand side on the gravelled driveway which can accommodate around 5 or 6 vehicles. There is also a detached single, brick built garage located to the rear, for additional parking or useful storage. The main garden is located to the rear and includes an extended paved patio area, mature lawned garden and numerous plants, trees and shrubs bordering. Beyond the end of the garden there are open views over a field which is currently home to some horses, making for a pleasant outlook from the rear 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**

**\* Mature Rear Garden with Open Views to the Rear**

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

**\* Not overlooked to the Front or Rear**

**\* UPVC Double Glazing & Gas Central Heating**



**\* NO ONWARD CHAIN**

**\* Lounge, Sitting Room, Dining Room & Kitchen**

**\* Spacious Driveway plus Detached Brick Garage**

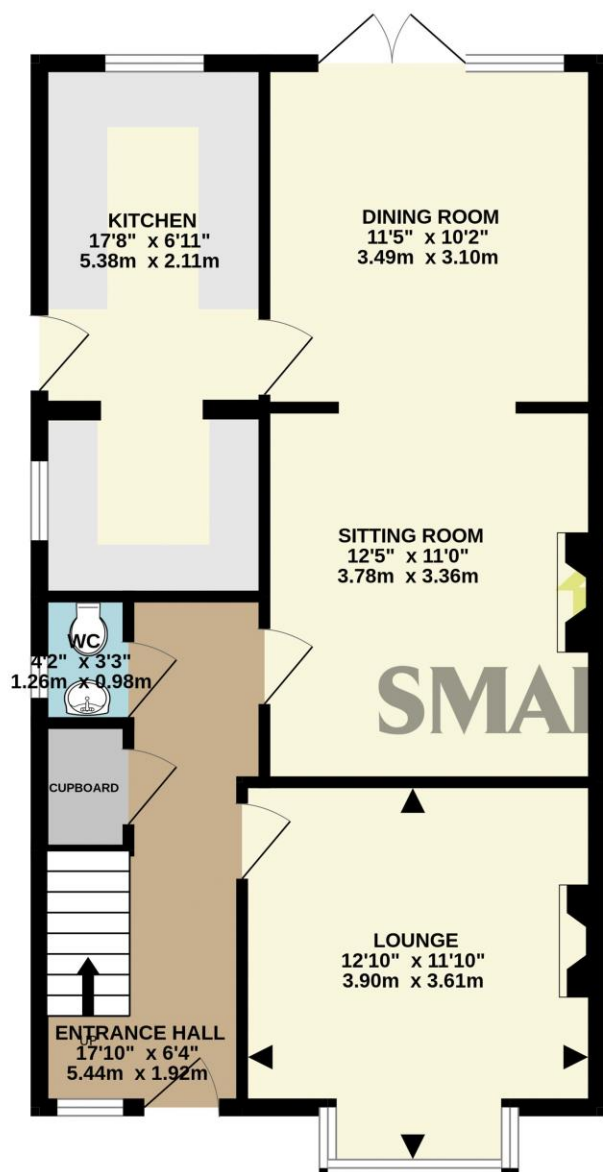
**\* Potential for Extension (STPP)**

**\* Freehold, Council Tax Band C & EPC Rating D**



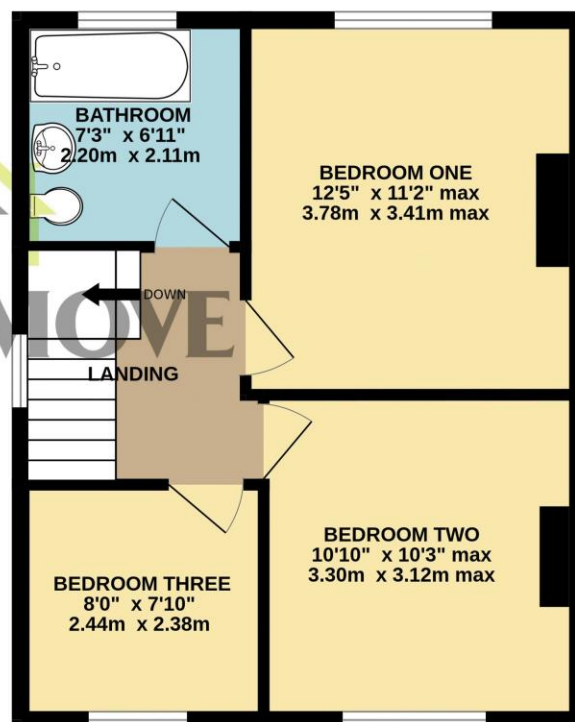


GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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**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.